

Site Description

82a New North Road forms part of the grade II listed building 82 and 82a New North Road. It is a good example of a Victorian villa in a Neo-classical style, possibly by William Wallen, architect of the George Hotel in Huddersfield and dates from the mid-19th century.

The front elevation of the listed building is constructed of ashlar stone, with ashlar dressings. It is two storeys with attics and has a hipped slate roof. The symmetrical front has four giant pilasters with a full entablature and pediment over the two central bays. It has a moulded eaves cornice and parapet over the two outer bays. It has four ranges of 1-over-1 pane sashes with sash horns, two central ground floor ones with moulded surrounds and two doors reached by a flight of steps with ornate cast iron balustrades.

82a has a two-storey side extension set back from the front elevation constructed of hammer-dressed stone with a flat roof. This dates from the early 20th century, the ground floor has a leaded window with rectangular panes. The door is typical of that period with a leaded and coloured glass upper panel with three panels below. The side and rear elevations are constructed of hammer dressed stone.

There is a large staircase window of similar early 20th century design to the front doors.

To the basement is an original 10-over-10 pane sash window with glazing bars. To the rear of the extension is a 1-over-1 pane sash window with sash horns. The remainder of the windows are modern of varying designs.

There is a small front garden bounded by a separately grade II listed dwarf wall to the front constructed of hammer-dressed stone with copings and three pairs of panelled gate piers, with pedimented caps.

To either side of the listed buildings are driveways. To the rear are good sized private gardens.

The listed building is located in the Greenhead Park/ New North Road Conservation Area.

History of discussions with Kirklees Planning and Conservation Department

Clarification for this application and associated repairs to the fabric of the property is being sought regarding

General repairs to the fabric of the building:

- Repairs to original flat roof with like for like lead roofing
... approved by planning representative without separate permission on basis of “using matching lead work” as like for like repairs.
- Repairs to Stone Lintel above garage door in the extension
Method proposed for repair is as suggested in section 5.2 of the Building Survey
“We recommend the masonry above the lintel and the lintels themselves receive galvanised steel reinforcement, embedded in the masonry to provide additional tensile strength”.
... approved by planning representative as repair (Attachment 1).
- Repairs to replace inappropriate cement mortar in stonework of main building with traditional lime mortar.
... may be approved so long as work is carried out according to best practice methods already applied to similar renovations of historic buildings which is currently being researched.
... still to be agreed with planning representative.
- Repairs (minor) to the junctions at each end of the drains under the front drive as identified by professional CCTV drain survey of the drains commissioned prior to purchase. Repairs can be undertaken from existing inspection access covers.
... still to be agreed with planning representative.

Attic renovation:

- Treating of woodwork in attic
... approved by planning representative “so long as the floorboards are carefully lifted and replaced after treatment”.
- Insulation of underside of roof in both attic bedrooms
- Creation of an ensuite bathroom in the existing rear attic bedroom
... approved by planning representative.
(Attachment 2A and 2B, dimensions 2C and 2D)

Relevant Planning History

Plan_Ref Proposal Decision 020/65/94054/W LISTED BUILDING CONSENT FOR REPLACEMENT WINDOWS AND INTERNAL ALTERATIONS TO FORM AN EN-SUITE BATHROOM (WITHIN A CONSERVATION AREA) CONSENT GRANTED

Plan_Ref Proposal Decision 2003/90082 LISTED BUILDING CONSENT FOR REMOVAL OF CAR PORT, INSTALLATION OF GARAGE DOORS, REPLACEMENT FRONT DOOR AND INTERNAL ALTERATIONS (WITHIN A CONSERVATION AREA) CONSENT GRANTED

Related Planning Directives

- Local Plan
LP35 Historic environment
- National Policies and Guidance:
National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published February 2019, together with Circulars, Parliamentary Statements and associated technical guidance.
The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.
Chapter 16 (Conserving and Enhancing the Historic Environment)
- Access considerations
None
- Climate Change Emergency
On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research.
National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies.
The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change.
When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Heritage Statement

82a New North road

Huddersfield,

HD1 5NE

The property has formerly been given the name “Tregenna”, which is of Cornish origin meaning ‘the first or foremost farm or homestead on the down’.

82A New North Road is a good example of a Victorian villa in a Neo-classical style, possibly by William Wallen dating from the mid-19th century and forms part of a group of individually designed detached and semi-detached villas within the Greenhead Park/ New North Road Conservation Area which illustrate the wealth and taste of Huddersfield middle classes in the mid to late 19th century.

This beautiful property is mid 19 century, Ashlar fronted with 4 giant pilasters creating 2 bays of which above sits a moulded cornice mounting a pediment, to either side of the giant pilasters, set back are 2 outer bays with a parapet roof.

Later in the same century an extension was built set back on the left hand side of the building with a flat roof construction and cast iron windows, the windows to the main building are Victorian sliding sash to the front of the property, at the rear of the property some windows are Georgian sliding sash and some have been replaced with flush casement centre pivot windows with Georgian bar.

Our Proposed Works are predominantly internal to the attic bedrooms comprising of insulating the underside of the roof but leaving the ends of the roof timbers visible and creating an ensuite bathroom within the rear attic bedroom.

The ensuite bathroom would be created using stud walls with no material change to the fabric of the building. There are no architectural features inside; the room does not have coving to the ceiling and is currently open to the underside of the roof.

The addition of a second “Velux” window maintaining the current roof line in the front attic to improve internal lighting would not be visible from street level.

None of our Proposed Works on the ground floor will be visible from the exterior of the building.