

Consultation Response from KC, Conservation & Design**2024/91460 The Old School, Dean Head, Church Lane, Scammonden, Huddersfield, HX4 0EA****Erection of detached building to create dwelling forming annex accommodation associated with The Old School, Dean Head, Church Lane, Scammonden, Huddersfield, HX4 0EA (Listed Building)****Date Responded: 13.06.2024****Responding Officer: S Pickles****Responding Ref:**

The application site is within the curtilage of The Old School, Dean Head which is located to the south east of the small hamlet of Scammonden and is close to the banks of Scammonden Water.

The Old School is considered to be curtilage Listed to the Grade II Church of St Bartholomew which is located to the immediate west, south west. As the building is curtilage listed the Old School has the same protections. This is not picked up in the submitted combined statement.

To the north east of the Old School is the Grade II Yew Tree, which is a late 18th-century dwelling.

To the south of the site is a small garden space which has a small pond. The area is set slightly down from the Old School, Church and Yew Tree, it does form part of its setting. Within the site, there is an existing small single-storey structure, which does not appear to have permission.

The proposed building is to be located at the centre of the plot of land. We are not convinced by the placement of the structure and considered that it would be too visual in the proposed location. We consider that if the building were to be relocated and further to the side of the plot, where the existing structure is located, this could be an acceptable location as it would be set back and there is a reasonable degree of screening.

We are however not convinced by the proposed design and material palette. The building appears to reflect more of a mobile or temporary home. The building does not reflect the character and setting of the stated buildings and the wider surrounding area. We consider that the design needs to be amended to reflect a modest ancillary outbuilding. The materials could include the use of some timber cladding, this would however need to be of a natural finish, allowing for the timber to naturally tone down and weather. We would equally expect the roof to be finished in slates, which again would reflect the local vernacular.

As set out, as proposed we are unconvinced by the details and consider that the location, design and materials need amending in order to meet the test of LP24 a) and LP35 a). They would also need to be amended in order to meet the test of 66(1) of the Planning (Listed Building and Conservation Areas) Act.