

Consultation Response from KC, Conservation & Design**2024/91501 16, Nabbs Lane, Slaithwaite, Huddersfield, HD7 5AU****Erection of front porch (within a Conservation Area)****Date Responded: 16.7.2024****Responding Officer: Sue Brooks****Responding Ref:**

16 Nabbs Lane is a semi-detached property situated within the Slaithwaite conservation area and appearing on the OS map of 1893. It is in a prominent elevated location within the village, directly in front of the Grade II listed Slaithwaite viaduct. The pair of dwellings (14 and 16 Nabbs Lane) are constructed from natural stone with a blue slate pitched roof and they have a symmetrical form, with a pair of large front east gables and a central chimney stack, with tall doorways with top lights, shallow arched heads and projecting mouldings. Number 16 has been extended to the north side elevation with the extension following the line of the boundary and constructed in coursed natural stone to match the host building.

This retrospective application is for a glazed oak framed front porch with a dual-pitched blue slate roof, with a coursed stone north elevation and dwarf wall. This substantial porch structure obscures the doorway up to the height of the moulding and disrupts the symmetry of the elevation by introducing a large dual-pitched structure on this otherwise low-key elevation. It is highly visible when viewed from the east from both Nabbs Lane and Howgate Road, due to its position to the right of the façade, the elevated position and the low boundary wall of the front garden. The materials – a heavy oak frame and expanse of glazing, are out of character with the local vernacular which is typified by natural stone.

The Conservation and Design Team has concerns about the development on heritage and design grounds particularly with regards to our statutory duties under sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies LP24 and LP35 of the Local Plan and paragraphs 205, 206, 208 and 212 of the NPPF (20 December 2023). The porch extension does not preserve or enhance the character or appearance of the conservation area or preserve the setting of the Grade II listed viaduct directly behind the dwellings. The form, scale, materials and details of the porch do not respect or enhance the character of the townscape or designated heritage assets – the conservation area and viaduct. The proposed development would cause less than substantial harm to their significance, no justification has been provided for that harm and no public benefits have been demonstrated. We are unable to support this application.