Consultation Response from KC, Conservation & Design
2024/91519 Yew Tree, 6, Yew Tree Lane, Slaithwaite, Huddersfield, HD7 5UD
Erection of single storey rear extension, internal alterations and installation of 2 new windows, demolition of existing lean to extension
Date Responded: 11.6.2024 **Responding Officer: Sue Brooks** **Responding Ref: CV 13/514**

6 Yew Tree (incorporating 1 Yew Tree) is a Grade II listed, mid-terraced weaver's cottage, formerly two cottages, dating to the early-mid 19th century and in a semi-rural hillside location in the Colne Valley. The building is constructed in coursed stone with a stone slate roof, with short ranges of mullioned windows on each elevation. The rear (north) ground floor door and window of the former 1 Yew Tree appear to be later additions, while a single window to the rear of 6 Yew Tree appears to be historic. Also in the same terrace, 5 Yew Tree to the east is also listed and 7 to the west is unlisted.

Please also see the Conservation and Design response for the associated Listed Building Consent application 2024/91520.

The application proposes to demolish the existing small mono-pitch extension on the rear north elevation. This structure, constructed in brick stretcher bond, appears to have been added in the early 20th century and is of low significance, and therefore the Conservation and Design Team has no objections to its demolition.

The application proposes to replace it with a single storey rear extension which is slightly larger than the existing, with the demolition of a small section of the rear ground floor wall of the listed building to create open plan living space into the new sunroom. The proposed materials of the extension are stone walling with a traditional window on the north-west elevation with a stone surround and mullion, wrap around green oak timber framed windows on the less prominent north-east corner of the extension, a stone slate roof, glazed oak door and one conservation roof light.

The proposed extension is an enhancement on the existing brick extension as it is constructed in natural stone with stone slates, with traditional detailing characteristic of the host building. The slight increase in size and increased opening from the kitchen has a negligible impact on significance as there are no architectural features on this part of the main elevation and they will create a more useable space.

Along with the extension, a pair of mullioned windows is proposed on the first floor to provide natural light into the staircase. This is acceptable subject to details being submitted for approval, with white painted timber windows, slim double-glazed units and ashlar window surrounds.

If the application is supported, we would recommend that new rainwater goods are in timber or cast iron with traditional profiles, and not uPVC as specified. A condition is recommended in the associated Listed Building Consent application.

Conclusion

The Conservation and Design Team has no objections to this proposal on heritage and design grounds as it complies with Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 205, 206 and 208 of the NPPF (20 December 2023) and Policies LP24 and LP35 of the Kirklees Local Plan.