

**Consultation Response from KC, Conservation & Design**

**Application: 2025/91511**

**Address: 9, Park Road, Westborough, Dewsbury, WF13 4LQ**

**Proposals: Outline application for demolition of existing dwelling and erection of residential development (one dwelling) with access and layout for consideration (within a Conservation Area)**

9 Park Road lies within the Northfield Conservation Area, and although it is not a listed building, it contributes positively to the historic character of the area. Park Road is characterised by a cohesive row of substantial semi-detached Victorian villas, which form an important element of the streetscape and are central to the architectural significance of the conservation area.

The proposal to demolish the existing dwelling and construct a new residential development would cause substantial harm to this character. Removing one half of a pair of semi-detached Victorian villas would disrupt the established rhythm, scale, and form of the street, resulting in a negative impact on both the appearance and significance of the conservation area.

While the submitted Heritage Statement and Structural Survey assert that the building is not viable for redevelopment, no clear evidence or detailed analysis has been provided to justify this conclusion. Beyond a general statement claiming the building is not structurally sound, there is no robust structural justification, cost analysis, or exploration of alternative options such as repair, sensitive alteration, or partial retention.

Before demolition could be considered acceptable within a conservation area, a full and transparent exploration of reasonable alternatives must be undertaken. This has not been demonstrated. On this basis, the application does not comply with Policy LP35 of the Kirklees Local Plan, which requires development within conservation areas to preserve those elements that contribute to the area's significance. The loss of a historic semi-detached villa would clearly fail to conserve an important component of the area's character.