

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

2025/92020 2, Mount, Edgerton Road, Edgerton, Huddersfield, HD3 3AE

**Change of use and internal alterations to dwelling (C3) to form supported living
accommodation (C2) (Listed Building within a Conservation Area)**

Date Responded:8/10/25

Responding Officer: SC

Responding Ref:

The application documents state that they consider that this building is unlisted, but they think there are only Grade II listed elements of the external stone columns and lion statues.

The whole property is listed, outside and inside. Here is the list description below (this is provided for identification purposes only and does not highlight all the features of interest).

[MOUNT EDGERTON, Non Civil Parish - 1134255 | Historic England](#)

GV 2. Mid C19 terrace. Ashlar. Hipped stone slate roof. 2 storeys. Moulded eaves cornice. Blocking course, which is pediment-shaped over central 2 bays and has sculpted wreath. 7 ranges of sashes: ground floor ones with moulded surrounds and pediment-shaped blocking courses (2 tripartite, 3 bipartite). 2 porches on Ionic columns, with full entablatures and blocking courses. One storey extension to east, with one sash with moulded surround.

The building was listed in 1978.

It appears that there have been several alterations and extensions.

The proposal is for supported living for 8 residents with 2 additional bedrooms for staff. They state that all works are internal and designed to be reversible. The layout and requirements are sensitively designed to provide privacy, safeguarding and high-quality supported living accommodation.

Overall the proposals are quite well thought out in terms of provision of ensembles to the rooms with fewer architectural details that could be compromised. They do not need to remove or cover over existing fireplaces (some fireplaces may not be original but they are still important to indicate the original location of fireplaces).

Ground floor – 2 new ensembles to rooms at the rear.

First floor – ensuite to bedroom 7 has a small existing window at the front. I note there is already a sump close to the small window, if this can be utilised for the new bathroom, rather than introducing new pipework, it would be preferred.

- 2 other ensembles adjacent but not removing fireplaces.

There are no indications of new external pipes for soil vent pipes, drainage or ventilation/extraction. This should be confirmed ideally before issuing the Decision Notice. If that's not possible then please condition the following.

Any new ventilation, extraction, or other pipework shall use either existing systems where practicable, or duct to the side, rear or to the roof (using a ventilation slate) where practicable, to minimise the impact on the front elevation. Details to be submitted to be agreed in writing.

Original cornices, architraves, fireplaces and original integral cupboards (eg white corner cupboard in Bedroom 7) shall be retained and protected. The following condition could be used.

Notwithstanding the submitted details, the proposed new stud partition walls shall be installed such that they do not damage, obstruct, or cut into any historic fabric, including decorative plasterwork, cornices, and ceiling roses. The new partitions shall be set back from the historic cornices and scribed to fit, so that the intervention remains entirely reversible.

Reason for condition: To protect and preserve the special architectural and historic interest of the listed building and its internal features, in accordance with LP 24,35 and the National Planning Policy Framework.

Regarding the pantry – if it's possible to retain any original cupboard or shelving features to be used in the new utility room on the ground floor, that would be welcomed.

In conclusion, it appears that most of the proposed alterations are as minimalist and reversible as can be achieved in this case. The proposed use appears to be appropriate to this large house, provided the new small changes for the bathrooms can be minimised, particularly on the external elevations.

It is important that other original features are retained including the following;

1. Timber windows – if needed these could be secondary glazed.
2. Hall tiles.
3. Fireplaces
4. Cornicing and decorative plasterwork
5. Skirting boards
6. Original integral cupboards eg in Bedroom 7

It is considered that there would be less than substantial harm that would be outweighed by public benefit of the new use and optimal viable use of the listed building.