

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No: 2017/44/90146/W

Site Address: Finthorpe Grange, Finthorpe Lane, Almondbury,
Huddersfield, HD5 8TU

Description: Discharge conditions 6 (window details), 7 (external
joinery), 8 (rooflights) on previous permission
2013/93766 for alterations to convert barn to living
accommodation (Listed Building)

Recommending Officer: John Ritchie

DECISION - Details are acceptable for the purposes of condition 6

I hereby authorise the partial approval/refusal of this application for the reasons set out in the officer's report and recommendation dated 13th March annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 13-Mar-2019

2017/90146 - Officer Report

This application relates to planning permission for alterations to convert a barn to living accommodation at Finthorpe Grange, Finthorpe Lane, Almondbury – 2013/93766. The application seeks to discharge conditions as follows:

6. All new and replacement windows shall be of timber framed. No works to install new windows shall take place until design (at 1/20 scale), joinery (at 1/5 scale) details of the frames have been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in complete accordance with the approved details prior to hereby approved development being brought into use and thereafter retained.

Reason: *To ensure that the works conserve the character of the Listed Building, preserve the character and appearance of the Green Belt, in accordance with Policies BE1 and BE2 of the Kirklees Unitary Development Plan, guidance by English Heritage - The conversion of traditional farm buildings: A guide to good practice and to accord with the aims of the National Planning Policy Framework.*

7. All external joinery shall be of timber construction and have a painted finish before the barn is first occupied in accordance with the details which have previously been submitted to and approved in writing by the Local Planning Authority. The external joinery shall thereafter be retained in accordance with the approved details.

Reason: *To ensure that the works conserve the character of the Listed Building, preserve the character and appearance of the Green Belt, in accordance with Policies BE1 and BE2 of the Kirklees Unitary Development Plan, guidance by English Heritage - The conversion of traditional farm buildings: A guide to good practice and to accord with the aims of the National Planning Policy Framework.*

8. All new rooflights as shown on amended drawing no. 2127 – 03 Rev D, shall be of a conservation type, details of which shall be submitted to and approved in writing by the Local Planning Authority, before the converted barn is first occupied. The development shall be completed in accordance with the approved details and thereafter in retained for the lifetime of the development.

Reason: *To ensure that the works conserve the character of the Listed Building, preserve the character and appearance of the Green Belt, in accordance with Policies BE1 and BE2 of the Kirklees Unitary Development Plan, guidance by English Heritage - The conversion of traditional farm buildings: A guide to good practice and to accord with the aims of the National Planning Policy Framework.*

The submitted details have been reviewed by the Conservation officer. The information is acceptable for the purposes of conditions 7 & 8.

The details submitted to discharge condition 6 are not acceptable. The joinery sections appear to not show the glazing unit which the frame is to house, only showing the frame profile. As such it is considered that the plans submitted

are not complete and do not show all the necessary information required in order to satisfy condition 6.

Decision Text

Condition 6

The details submitted to discharge condition 6 are not acceptable. The joinery sections appear to not show the glazing unit which the frame is to house, only showing the frame profile. As such it is considered that the plans submitted are not complete and do not show all the necessary information required in order to satisfy condition 6.

This additional information can be submitted as part of the current application within a reasonable time and a new application and fee will not be required.

Condition 7

The submitted details are acceptable for the purposes of condition 7

Condition 8

You have submitted the following information:

- Technical brochure from 'The Rooflight Company'
- Drawing CR_CRSF_LS_A rev A
- Section drawing dated 24 August 99.

These details are acceptable for the purposes of condition 8. The condition requires that the rooflights are installed in accordance with the approved details and retained as such. Therefore the condition endures for the lifetime of the development and cannot be completely discharged at this point.

Recommendation and Authorisation Box

Officer Signature :		Date:	27 April 2017
Team Leader Signature:		Date:	27/4/2017

This application relates to planning permission for alterations to convert a barn to living accommodation at Finthorpe grange, Almondbury – 2013/93766. The application is to discharge planning conditions and a split decision was issued on 27 April 2017. This report addresses the remaining conditions as follows:

6. All new and replacement windows shall be of timber framed. No works to install new windows shall take place until design (at 1/20 scale), joinery (at 1/5 scale) details of the frames have been submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in complete accordance with the approved details prior to hereby approved development being brought into use and thereafter retained.

Reason: *To ensure that the works conserve the character of the Listed Building, preserve the character and appearance of the Green Belt, in accordance with Policies BE1 and BE2 of the Kirklees Unitary Development Plan, guidance by English Heritage - The conversion of traditional farm buildings: A guide to good practice and to accord with the aims of the National Planning Policy Framework.*

Assessment

The Conservation Officer initially considered that the proposals were unacceptable and amended plans have been received. These have been reviewed by the CO and considered to be acceptable.

Decision text

Condition 6

You have submitted the following:

- E-mail from Hamish Gledhill dated 9 October 2017
- Drawing 2127-SK01 dated 9 October 2017
- Window and door details received on 8th May 2017.
- Window and door details received on 17 January 2017

These details are acceptable for the purposes of condition 6. The condition requires the windows to be installed and retained.

Report Dated: 13 March 2019

