KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) – SECTION 16

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR LISTED BUILDING CONSENT

Reference No:	2017/65/92878/W
Site Address:	2, Ravensdeane, Edgerton, Huddersfield, HD3 3DD
Description:	Listed Building Consent for installation of staircase to existing loft rooms and repositioning of bedroom door (within a Conservation Area)
Recommending Officer:	Nigel Hunston

DECISION – grant listed building consent

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 10-Oct-2017

Officer Report

Site Description
2 Ravensdeane, Edgerton is situated on the corner of Thornhill Road and Halifax Road, Huddersfield and is situated in the Edgerton Conservation Area. The building was originally a substantial Victorian villa in extensive grounds, which is typical of several buildings in this area. The building is constructed of Ashlar with a shallow pitched slate roof, with a tower and strong external detailing. The property was converted from a single residency to apartments in the 1980's. The building was listed in 1978.

Description of Proposal

The application is for consent to insert a staircase and move an internal door to allow the conversion of the loft space into a room.

Relevant History

2017/92104 Listed Building Consent for alterations -Granted

Access Considerations

None

Consultation Responses

Officer report has been compiled by the Conservation and Design Officer.

Public/Members Response

The application has been publicised with a site notice and a press notice and one representation has been received.

Date site notice expired: 3/10/2017

Publicity expiry date: 22/09/2017

Policy

The statutory development plan comprises the Kirklees Unitary Development Plan (saved Policies 2007).

The statutory development plan is the starting point in the consideration of planning applications for the development or use of land unless material considerations indicate otherwise (Section 38(6) Planning and Compulsory Purchase Act 2004).

The Council is currently in the process of reviewing its development plan through the production of a Local Plan. The Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 216 of the National Planning Policy Framework. In particular, where the policies, proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2012), these may be given increased weight. Pending the adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees

Emerging Local Plan
PLP 35 Historic environment

Kirklees Unitary Development Plan:

Relevant policies:

BE1 – Design principles

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 27th March 2012, together with Circulars, Parliamentary Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter 12 (Conserving and Enhancing the Historic Environment)

Assessment

2 Ravensdeane, Edgerton is situated on the corner of Thornhill Road and Halifax Road, Huddersfield and is situated in the Edgerton Conservation Area. The building was originally a substantial Victorian villa in extensive grounds, which is typical of several buildings in this area. The building is constructed of Ashlar with a shallow pitched slate roof, with a tower and strong external detailing. The property was converted from a single residency to apartments in the 1980's. The building was listed in 1978.

The application is for consent to insert a staircase and move an internal door to allow the conversion of the loft space into a room. Currently the loft area is

unused due to the limited access, via a loft hatch, and the application is to convert this space into a bedroom and en-suite. It is proposed to insert a stair from the first floor bedroom into the loft and to able access into this first floor bedroom the existing door needs to be repositioned. The existing door and frame will be utilise and as such retaining the historic fabric. Within the loft a small section of dividing wall will be removed and a fire rated compartment erected around the top of the stair. Due to the amount of work involved it is felt that there is harm to the floor plan of the building due to the removal of an existing wall which is part of the historic fabric and the insertion of a stair which is out of character with the age of the building. However, it is considered that the works are relatively minor and do not significantly alter the character of the building.

Conclusion

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that any application for development must preserve the character and appearance of the listed building. Due to the limited nature of the works it is felt that the character and appearance of the listed building is maintained.

Paragraph 132 discusses the nature of harm to the significance of a heritage asset and whether such harm is substantial or less than substantial. It is felt that the works are of less than substantial harm and as such paragraph 134 of the NPPF applies. This paragraph requires the planning authority to weigh the harm caused against the public benefits of the proposal which includes securing its optimum use. Whilst the alterations will cause minor harm, it is felt that the insertion of a staircase will allow for the maximisation of the space and as such will ensure a long term viable use as a residential development. The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the Local Planning Authority that all decisions should preserve or enhance the character of a listed building. The proposed work highlighted within this report will not cause substantial harm to significance of the listed building and as such preserve the character of the listed building. Therefore it is felt that Section 16 of the act has been met along with paragraph 134 of the NPPF.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the

development would constitute sustainable development and is therefore recommended for approval.

Recommendation Grant Consent
Decision Authorisation - Delegated Powers
Application Number: - 2017/92878
Officer Recommendation: Grant Consent

Recommendation **Grant Consent**

1. The development shall be begun not later than the expiration of three years beginning with the date on whist consent is granted.
Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord within the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan			18/08/2017
Site plan			18/08/2017
Design and Access			18/08/2017

Statement			
Heritage Statement			18/08/2017
Existing and proposed floor plans and sections	BK/01		18/08/2017

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Negotiations have taken place over impact on the character of the listed building and the significance of the proposed alterations. These discussions led to the submitted plans which accurately mirror those negotiations and are felt to be acceptable.

Report Dated: 10 October 2017