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:	2017/65/93180/W
Site Address:	The Stables, 7 , Halifax Road, Edgerton, Huddersfield, HD3 3AN
Description:	Listed Building Consent for erection of single storey extension (within a Conservation Area)
Recommending Officer:	Oliver Corbett

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: 20-Nov-2017

Officer Report

Reference- 2017/**93179**

Applicant- J Roberts
Cote Royd Dental Practice
The Stables
7 Halifax Road
Huddersfield
HD3 3AN

Location – The Stables, 7 Halifax Road, Huddersfield, HD3 3AN

Proposal – Listed Building Consent for erection of single storey extension (within a Conservation Area)

Site Description

The application relates to a site off Halifax Road in Huddersfield, within the Edgerton Conservation Area. The property is a two storey, stone-built building that currently hosts a dentist's surgery. The original building was a stable block, the remains of which being relatively square in shape, with an extension having been erected to the side including a small porch area. Historic maps show that the building was originally of a much larger scale than it is currently. The site has a good level of parking available, with at least 10 or more spaces provided. The building is situated within the vicinity of a Grade II Listed building, Cote Royd, for which the Listed description is as follows;

Built for Wright Mellor, 1st Mayor of Huddersfield, and then 1st Alderman. Rock-faced stone. Ashlar dressings. Pitched fishscale slate roof. Coped gables on cut kneelers. Ball finials. 2 storeys and attics. Front has 3 ranges of chamfered mullioned sashes with hoodmoulds (2-light on 1st floor, 3-light on ground floor), of which south one is gabled and has 2-light pointed arched window with bar tracery and hoodmould in gable end. Ground floor at north end breaks forward and is crowned by foliate frieze and parapet, both of which are continued round porch. Moulded 2-centred arch to porch with hoodmould and figurative label stops. 2 steps up, with pointed arched parapet, ending in octagonal piers with shallow caps. Garden front has 2 large gables, each with 2-light window with bar tracery and hoodmoulds, and one small one between. East bay has one storey semi-circular bay with foliage cornice and parapet ornamented with blind quatrefoils. Centre bay has canted 1st floor window with hipped stone roof. West bay has 2-storey canted bay with crenellated parapet, and some of blind tracery between storeys. Another 1st floor oriel to rear, with crenellated parapet.

Description of Proposal

The application seeks Listed Building Consent for the proposed erection of a single storey extension to the side of the building, attached to the previous two storey side extension. The extension would measure 7 metres in projection from the south-west elevation, with a width of 5 metres. It would incorporate the existing porch internally within the resultant building. It would have a height of 4.5 metres and an eaves height of 2.5 metres. The extension would be faced in natural stone and a blue slate tile roof to match the host building, and would feature white timber sash windows to the front and side elevations. It would also feature 4no rooflights, 2no on each roof plane, matching those of the host building.

The application is also subject to a planning application, which is being assessed concurrently with this application.

History of negotiations/amendments received

No negotiations or amendments requested.

Relevant Planning History

2017/93179 - **Erection of single storey extension (within a Conservation Area)(Listed Building)**
Being determined concurrently with this application

2015/91156 - **Erection of two storey extension to form waiting room and office to dental surgery (within the curtilage of a Listed Building) (within a Conservation Area)**
Conditional Full Permission

2015/91157 - **Listed Building Consent for erection of two storey extension to form waiting room and office to dental surgery (within a Conservation Area)**
Consent Granted

Representations

Final publicity date expires: 20th October 2017.

No representations were received.

Consultation Responses

KC Conservation and Design – no concerns with proposed works

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 Examination in Public began in October 2017. 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. At this stage of the Plan making process the Publication Draft Local Plan is considered to carry significant weight. Pending the adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees.

The site is unallocated on the UDP and the PDLP Proposals Map, but it is located within the Edgerton Conservation Area.

Kirklees Unitary Development Plan:

- **D2** – Unallocated land
- **B5** – Extensions to business premises
- **BE1** – Design principles
- **BE2** – Quality of design

Kirklees Publication Draft Local Plan: Submitted for examination April 2017:

- **PLP 1** – Achieving sustainable development
- **PLP 2** – Place shaping
- **PLP 24** – Design
- **PLP 35** – Historic Environment

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 7 – Requiring good design
- Chapter 12 – Preserving and enhancing the historic environment

Assessment

Section 16 (2) Planning (Listed Buildings and Conservation Area) Act 1990 requires that in considering proposals that relate to listed buildings Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interests which it possesses.

The key consideration for this Listed Building Consent application is in relation to the impact of the extension to the stable block on the Grade II listed building of Cote Royd, the curtilage of which the former stable block is located within. The application has also been assessed by the Council Conservation and Design Officer. An allied application for planning permission has also been submitted under 2017/93179. The application has been assessed in relation to design and heritage policies set out in Policies B5, BE1 and BE2 of the UDP, PLP 1, 2, 24 and 35 of the PDLP and Policies in the NPPF.

Policy B5 states that extensions to business can be supported, subject to their impact on the amenity of neighbouring properties, visual amenity and highway safety. BE1 of the Unitary Development Plan states that new development should be of good quality design that is both visually attractive in its own right and which creates or retains a sense of local identity. Policy BE2 states that the design of the new development should ensure that it is in keeping with surrounding development in respect of design, materials, scale, density, layout, building height and mass.

There would be no impact on the principal Listed Building itself. The stable block is set away from Cote Royd and its original form is simple in design and function, fitting for a utilitarian outbuilding. The existing extension has been undertaken sensitively and has resulted in an attractive building which is in full economic use. The additional extension is clearly subservient to the works already undertaken in both width and height. It would appear as a natural

outrigger to the building and, in accordance with information submitted with the application, would be built in materials to match the existing extension. In accordance with para 131 of the NPPF the LPA has taken account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'. In this case, officers conclude that the works would have less than substantial harm on the significance of the heritage asset as they do not principally affect the Listed building, but does have a less than substantial impact on the setting of the Listed building simply because it results in new build form. Where less than substantial harm occurs this should be weighed against the public benefits of the proposal (NPPF para 134).

The Heritage Statement notes all of the proposed works, and notes that the stable block is not mentioned within the listing, and therefore has limited importance in regards the setting of the Listed building. The extension would allow the expansion of an existing business without impact on the principal public views of the building when glimpsed from Halifax Road. It would follow the palette of materials that has resulted in the existing sensitive addition to the stable block The public benefit of the proposal, in particular the economic benefit is considered to outweigh the less than substantial harm caused.

Taking into account all the above, it is considered that the proposed extension is acceptable in terms of its impact on visual amenity and the host Listed Building. The proposal accords with policies BE1 and BE2 of the Unitary Development Plan, PLP 1, 2, 24 and 35 of the Publication Draft Local Plan and Chapters 7 and 12 of the NPPF.

Recommendation **Approve**

Decision Authorisation - Delegated Powers
Application Number: 2017/93180
Officer Recommendation: Grant consent
Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.
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 preserve the significance of designated heritage asset, and to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan, Policy PLP35 of the Publication Draft Local Plan and policies within Chapter 12 of the National Planning Policy Framework.

3. All new window frames and doors shall be constructed of timber with a painted white finish when first installed and thereafter retained as such.
Reason: In the interests of visual amenity and to preserve the significance of the designated heritage assets and to accord with Policies BE1, BE2, BE5 and B5 of the Kirklees Unitary Development Plan, Policies PLP 1, 2, 24 and 35 of the Publication Draft Local Plan, and guidance in the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing Grouped Plans and Elevations	EX0001	-	14/09/2017
Proposed Grouped Plans and Elevations	AL0001	-	14/09/2017
Heritage Assessment	170903	-	14/09/2017
Design and Access Statement	170904	-	14/09/2017

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 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.

The application as submitted was considered to be acceptable to Planning Officers, no negotiations or amendments were therefore required for this application.

Report Dated: 16/11/2017