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:	2018/65/90640/W
Site Address:	1, Longcroft Yard, Golcar, Huddersfield, HD7 4EB
Description:	Listed Building Consent for installation of replacement windows and doors, internal and external alterations (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: 22-Jun-2018

Officer Report

Site Description
1 Longcroft Yard is an early to mid-19th Century former barn and cottage which is listed grade 2.The building is of stone construction with a stone pitched roof. The yard is situated behind 13 Station Road and is accessed between 17 and 19 Station Road. The building in 2005 was in a derelict condition and was subsequently renovated by installing new floors, roof, windows and doors.

Description of Proposal

It is proposed to re-point the exterior of the building, replace the windows, replace the door, insert a mezzanine floor, alter position of internal stud walling and replace existing interior doors

Relevant History

87/01743 Listed Building Consent for re-roofing, repointing and new windows and door-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. No representations have been received.

Date site notice expired: 17/04/2018

Publicity expiry date: 6/04/2018

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

1 Longcroft Yard is an early to mid-19th Century former barn and cottage which is listed grade 2. The building is of stone construction with a stone pitched roof. The yard is situated behind 13 Station Road and is accessed between 17 and 19 Station Road. The building in 2005 was in a derelict condition and was subsequently renovated by installing new floors, roof, windows and doors.

It is proposed to re-point the exterior of the building, replace the windows, replace the door, insert a mezzanine floor, alter position of internal stud walling and replace existing interior doors

Re-pointing of external elevations
The owner repointed the building in 2004 using a sand and cement mix that stands proud of the stone thus creating a 'ribbon' effect on the face. This has led to spalling of the stone in places and in others the pointing is coming away from the mortar bed. It is proposed to repoint the building but recess the mortar behind the front edge of the stone work thus removing the ribbon effect and reducing the harm to the stone work. It is felt that this is appropriate and causes no detriment to the building.

Replace the windows
The windows were inserted in the 1980's with the benefit of Listed Building Consent and are softwood timber which are fixed panes. These whilst acceptable are not in-keeping with the age of the property or those other listed buildings within the yard. It is proposed to replace them with timber sash in a one over one style. The application does not provide sufficient detail to ensure that the dimensions are appropriate so a condition is attached requiring details to be submitted.

Replace the door
The current front door is a mid-20th century part glazed part timber door which is not appropriate for the building. It is proposed to replace this door with a stable type door (split horizontal) with a small central window in the top section. Whilst there is no documentary evidence to suggest that the opening would have had such a door originally, the former use of the building would suggest that this may have been the case.

Insert a mezzanine floor
It is proposed to insert a mezzanine floor inserted into the first floor and making use of the roof space. This involves removing the previous fibre board ceiling, exposing the timber beams in the roof space, inserting new flooring joists and erecting a new stair from the existing second bedroom. Further details of the method of construction have been provided which are felt to be acceptable. Due to the insertion of a second floor, this will cause harm to the significance of the building because the floorplan of the building has been altered. It is felt that this harm is less than substantial has defined in the NPPF. The main overall character of the building has been retained and due to the amount of alterations carried out when the building was derelict no historic fabric is to be removed. On balance this is felt to be acceptable.

Alter position of internal stud walling
Due to the previous renovation works the interior of the building of the building was 'gutted' and new stud walling was erected on both floors. This however has

led to awkward room sizes and will not allow the installation of the mezzanine. The stud work has no heritage significance and so to alter it does not cause harm and is considered to be acceptable.

Replace existing interior doors
The existing interior doors are not original and are constructed of a frame and a plain plywood outer. It is proposed to insert a tongue and groove timber doors in replacement which is felt to be acceptable.

Conclusion

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, in particular the mezzanine, will cause minor harm, they will provide for the public benefits of keeping the building in use for the long term.

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.

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 and the improvements it will bring, it is felt that the character and appearance of the listed building overall is maintained.

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: - 2018/90640
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 with the National Planning Policy Framework and Policy PLP35 of the Publication Draft Local Plan.

3. All new windows shall be of timber construction and painted white. No works to install the new windows shall take place until design (at 1/20 scale) and joinery (at 1/5 scale) details 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 and retained thereafter.
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 and Policy PLP35 of the Publication Draft Local Plan.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan			26/02/2018
Heritage Statement			26/02/2018
Existing door and window details			26/02/2018
Proposed Door and Window Details			26/02/2018
Proposed and existing internal door details			26/02/2018
Existing ground floor plan			26/02/2018
Proposed Ground Floor plan			26/02/2018
Existing first floor plan			26/02/2018
Proposed first floor plan			26/02/2018
Mezzanine floor plan			26/02/2018

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 due to the insertion of a mezzanine 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: 22/06/2018