

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: 2018/44/93537/W

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

Description: Discharge conditions 3 (insulation) and 4
(windows/doors) on previous permission 2018/91726
for Listed Building Consent for internal and external
works to the building and works to the boundary wall

Recommending Officer: John Ritchie

DECISION – revised detail for condition 3 acceptable

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: 17-Apr-2019

2018/93537 - OFFICER REPORT – 2

This application relates to listed building consent for internal and external works at Finthorpe Grange, Almondbury – 2018/91726. The application seeks to discharge conditions as follows:

3. Prior to the application of the insulation to the playroom, as shown the submitted Grouped Plans and Elevations, details of the method of insulation shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be completed in accordance with the approved details before the development is first occupied and thereafter maintained as such.

Reason: *To sustain the significance of the heritage asset in accordance with Policies PLP24 and PLP35 of the Kirklees Publication Draft Local Plan and National Planning Policy Framework Chapters 12 and Section 16.*

4. All new windows and external doors shall be of timber construction with a painted timber finish. Mouldings, timber sections and glazing shall be of a traditional design, details of which (to be drawn at 1:20 scale) shall be submitted to and approved in writing by the Local Planning Authority before any new windows are installed. The works shall be completed in accordance with the approved details before the development is first occupied and thereafter maintained as such.

Reason: *To sustain the significance of the heritage asset in accordance with Policies PLP24 and PLP35 of the Kirklees Publication Draft Local Plan and National Planning Policy Framework Chapters 12 and Section 16.*

Assessment

The conditions were discharged subject to qualification on 2nd November 2018 following the comments from the Conservation Officer. In particular Officers required that no part of the insulation should be fixed to the historic trusses and these trusses should remain exposed in a ventilated environment rather than boxed in. Similarly the glazed screen shown on the approved proposed ground floor plan should not be fixed into or attached to the cruck truss. Officers recommended that it is instead fixed to the steel support adjacent to the truss to prevent any damage.

The applicant has now requested a change from studwork to blockwork around the steel columns and base of the roof trusses to provide better fire proofing and preservation of the integrity of the building.

The Conservation Officer raises no objections to this.

Draft text

With regard to condition 3 this Authority raises no objections for the insulated studwork around the steel columns to be replaced with blockwork in the locations which are shown on the approved plans.

Report Dated: 17 April 2019

