

**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: 2019/65/90392/W

Site Address: Clough Head, 49, Thornhill Road, Longwood, Huddersfield, HD3 4RX

Description: Listed Building Consent for replacement windows and door and external rendering

Recommending Officer: Craig McHugh

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.

Nigel Hunston

AUTHORISED OFFICER

Date: 05-Apr-2019

Officer Report

Site Description

The property known as Clough Head, 49, Thornhill Road, Longwood is a grade II listed dwelling dating from the 18th Century. The 2 storey building which is sited behind St Marks Parish Community Centre is constructed from hammer dressed stone, now rendered, and covered with a pitched stone slate roof, there is a single-storey outshot to the north under a catslide roof. A single storey section is sited projecting off the east gable. Access is gained via a formalised (tarmac) shared access point leading down slope from Thornhill Road. An area of hard-standing used for the parking of vehicles dominates the land immediately north the property, where as a fairly large self-contained garden area can be found to the south.

Historically the house frontage was the south elevation, with the catslide roof to the rear. The present-day arrangements for access, makes the north side of the property more readily identifiable as the front and so for the purpose of this application the north elevation is considered the front and the south elevation the rear.

Significance of the affected heritage assets

Clough Head is an 18th century vernacular house, which as one of the earliest properties in Longwood, attests to the early origins of the settlement.

Description of Proposal

Listed Building Consent for replacement door and windows to the rear elevation and re-render with lime to front, rear and east side elevations.

History of negotiations/amendments received

An additional drawing showing the sections of the proposed windows was requested and supplied.

Relevant Planning History

91/01674 - LISTED BUILDING CONSENT FOR CONVERSION OF GARAGE/UTILITY ROOM TO FORM FLATLET -

91/03959 - CONVERSION OF GARAGE/UTILITY ROOM INTO FLATLET - CONDITIONAL FULL PERMISSION

2003/94838 – ERECTION OF CONSERVATORY (LISTED BUILDING) - CONDITIONAL FULL PERMISSION

2003/94839 - LISTED BUILDING CONSENT FOR ERECTION OF CONSERVATORY - CONSENT GRANTED

2016/91610 - Listed Building Consent for replacement windows and doors - CONSENT GRANTED

Consultation Responses

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

No further consultations were required.

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: 19/03/2019

Publicity expiry date: 15/03/2019

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Local Plan

- PLP35 (as modified) 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 February 2019, 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 16 (Conserving and Enhancing the Historic Environment)

Access considerations

None

Assessment

Paragraph 189 of the NPPF requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting, consult the historic environment record, use appropriate expertise where necessary and where there is known or potential archaeological interest, submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The applicant has provided a heritage statement, which fulfils the tests set out in Paragraph 189. The proposal to re-render the building may reveal previously hidden features of architectural interest. Notification of the completion of render removal is therefore conditioned to allow for an assessment to be made by the local authority conservation officer of any features that should be recorded prior to re-rendering.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy PLP 35 (as amended) of the Local Plan requires that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets

Paragraph 190 of the NPPF requires that the Local Planning Authority identify and assess the particular significance of any heritage assets affected and take this into account when considering the impact of the proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The particular significance of Clough Head is set out above, the existing windows are a mixture of designs and dates. Most are modern storm-proof single-glazed timber casement windows. Those of some architectural interest are on the ground floor, the four-light window with timber muntins (second from left), which is late 19th century and includes a sliding sash opener and the flush fitting casement windows immediately above are likely of a similar date. None are 18th century in date. The door to be replaced is late 20th century in date and is part of the former garage extension, which was converted to living accommodation c.1991. The replacement of the existing windows and door with designs with slim double-glazed units of an appropriate design would on balance cause a minimal level of harm.

The existing render is cement based and in a poor condition. It is proposed to remove the render and conserve the exposed stonework if possible, failing that the building would be re-rendered in lime render. Either solution would be beneficial for the buildings appearance and long-term conservation. Conditions have been attached to the consent relating to pointing, stone cleaning, stone repair and rendering to allow all remedial options to be considered and controlled once the condition of the underlying stonework has been revealed.

Paragraph 193 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset the Local Planning Authority should give great weight to the heritage asset's conservation irrespective of the level of harm.

Paragraph 194 of the NPPF requires that the Local Planning Authority should require clear and convincing justification for any harm.

The applicant has set out in their heritage statement why the works are required, this is considered to be clear and convincing justification for the minimal level of harm caused by the replacement of the few windows that make a contribution to significance.

Conclusion

Paragraph 196 of the NPPF requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The minimal level of harm caused by the replacement of the few windows that make a contribution to significance is considered to be outweighed by the public benefit of reducing energy loss and removing and / or replacing the existing cement render.

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: 2019/90392

Officer Recommendation: GRANT CONSENT

Conditions and Reasons

1. The development shall be begun not later than the expiration of three years beginning with the date on which 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.

3. Following the removal of the existing cement render, notification shall be given to the Local Planning Authority to inspect the exterior of the building to identify and record any features of architectural interest that may have been revealed by the works.

Reason: In the interests of the significance of the heritage asset and to accord within the National Planning Policy Framework.

4. No works of stone cleaning shall take place until a method statement for stone cleaning has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved method statement thereafter.

Reason: 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.

5. No pointing works shall take place until a lime-sand mortar mix together with its sand/aggregate specification has been submitted to and approved in writing by the Local Planning Authority. A 1 sq. metre sample shall be submitted for inspection and approval in writing by the Local Planning Authority before pointing is commenced. The works shall be carried out in accordance with the approved mortar mix thereafter.

Reason: 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.

6. No stone repairs shall take place until a specification has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved specification thereafter.

Reason: 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.

7. No works of rendering shall take place until the mix, finished texture and colour of the render have been submitted to and approved in writing by the Local Planning Authority. A 1 sq. metre sample shall be prepared for inspection and approval in writing by the Local Planning Authority before rendering is commenced.

Reason: 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
Timber section sizes for 49 Clough Head			26/03/2019
Window and door schedule	Thornton Home Improvements Ltd		08/02/2019
Lime Render Specification	Chris Beaumont Property Surveyor		08/02/2019
Heritage Statement			08/02/2019

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 case officer undertook negotiations with the applicant to secure amended plans including section details and the omission of external cills.

Report Dated: 05/04/2019