

**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: 2019/65/90694/W

Site Address: 6, East Street, Jackson Bridge, Holmfirth, HD9 1HY

Description: Listed Building Consent for replacement windows, internal and external alterations

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: 03-Mar-2020

Officer Report

Site Description

6 East Street forms part of a grade II listed building. It takes the form of a dwelling-and-underwelling. Nos. 5 and 6 are two storey fronting north directly onto East Street, they are built close to a former quarry face, immediately to the south. Built over 5 and 6 East Street is a further two-storey dwelling no.17 Chapel Bank, which faces south. No.17 was original a pair of cottages. The whole listed building is constructed of hammer dressed stone with a stone slate roof. It has stone corbels supporting the gutters. The doorways have stone surrounds with tie stones. The windows have stone surrounds. No.17 has a range of 11 mullioned windows to its upper storey, six of which are blocked. No. 5 has a recent two-storey side extension. No.17 has a recent single storey extension to the front.

East Street rises steeply from west to east, where it meets Chapel Bank at an acute angle. Chapel Bank follows the contours of the hillside more or less on a level from north east to south west.

Description of Proposal

Listed Building Consent for replacement windows, internal and external alterations

History of negotiations/amendments received

Revised window details were requested and supplied. Further information was also requested and supplied on the cellar pump and Positive Input Ventilation unit.

Relevant Planning History

None

Consultation Responses

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

Holme Valley Parish Council - supported subject to Listed Buildings Officer support

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: 13/01/2020

Publicity expiry date: 06/01/2020

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

- LP35 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

Climate Change Emergency

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

The re-use of existing buildings makes effective use of embodied carbon. The proposed alterations will facilitate the continued use of the building as a dwelling and address issues with damp and ventilation. The proposed alterations are not intended or expected to reduce operational energy requirements or potable water use.

Assessment

Significance of the affected heritage assets.

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 does not make reference to consulting the HER. A check made by the case officer found no further information relevant to the application.

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.

The proposed development affects no. 6 Jackson Bridge, which forms part of a grade II listed building. It is a vernacular building dating from the early to mid 19th century, with typical details such as stone slate roofing, stone corbels supporting the gutters and stone surrounds with tie stones to the doorways. The range of mullioned windows with 11-lights (some now blocked) is evidence of domestic textile production and illustrates the working arrangements of the industry in the locality prior to full mechanisation in the mid 19th century. It is an unusual example of a dwelling-and-underdwelling house plan built into an existing quarry face, rather than back-to-earth. Dwellings-and-underdwellings are a locally distinctive house type found predominantly in the Pennine uplands.

Impact of the proposed alterations

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 LP 35 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.

The existing bathroom window is uPVC and was installed without listed building consent by a previous owner. This replaced a modern top-hung timber casement window present at the time of listing. The window opening itself is relatively modern and crudely formed without stone jambs. Stone

Decision Authorisation - Delegated Powers

Application Number: 2019/90694

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. The new stone jambs to the bathroom window shall match shall match the existing in respect of dimensions, colour and texture unless otherwise approved in writing by the Local Planning Authority.

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.

4. The new double glazed units to the bathroom window shall be no more than 16mm thick and have black edge seals unless otherwise approved in writing by the Local Planning Authority.

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
Location Plan			02/12/2019
Window section drawing	East St Window Section		28/02/2019
Flatmaster 2000 Product Information			28/01/2020
Flat 2000 L/R Installation and Maintenance Guide			28/01/2020
Supplementary statement			28/01/2020

jambes are to be reinstated and the proposed new window will be a painted timber window, comprising a fixed light and an opening light, both with central horizontal glazing bars. The opener will be a storm proof casement. They will be separated by a timber muntin. This would be a more traditional window design and enhancement over the present situation and that at the time of listing.

An extractor vent and a Positive Input Ventilation (PIV) unit are proposed to improve ventilation in the bathroom and kitchen respectively. A pump is also proposed to remove water from the rear cellar. Due to its novel construction against a quarry face the property lacks cross ventilation and there are issues with water ingress in the basement area. These alterations will have a minimal impact on the character of the listed building, necessitating three holes to be drilled through the side and rear elevations and drainage pipework for the cellar pump exiting through the rear of the building and connecting into the existing soil and vent pipe on the side elevation. The PIV unit will be located in an unobtrusive location inside the chimney flue on the ground floor.

Internally some works have already been completed. The existing modern plasterboard ceilings have been replaced with fireproof plasterboard and a defective wall to the side of the stone staircase has been rebuilt as existing. As part of the ceiling replacement wood-boring insect damage to the floor structure of the house above was discovered. Supplementary timbers have been inserted and the timber treated. These works have not impacted on the character of the listed building.

It is proposed to replace an existing internal modern four panel door with a new plank door with ledges and braces, more in keeping with the front door. This will not impact on the character of the listed building.

On balance the proposed alterations will cause no harm to the historic and architectural interest of the listed building, the replacement bathroom window will be an enhancement over the present situation and that at the time of listing.

Conclusion

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