

**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: 2019/65/91120/E

Site Address: 23-25 Bradford Road, Dewsbury, WF13 2DU

Description: Listed Building Consent for conversion and alterations
to existing building to create 27 apartments (formerly
33 apartments)

Recommending Officer: Christopher Carroll

DECISION – Listed Building Consent – approve subject to conditions

**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.**

Victor Grayson

AUTHORISED OFFICER

Date: 03-Jul-2020

Officer Report

Reference: 2019/65/91120/E

Location: 23-25 Bradford Road, Dewsbury, WF13 2DU

Proposal: Listed Building Consent for conversion and alterations to existing building to create 27 apartments (formerly 33 apartments)

INTRODUCTION:

This is an application for listed building consent (ref: 2019/91120), for the conversion and alterations to existing building to create 27 apartments (Formerly 33 apartments) (Listed Building)

This application is associated with the application for full planning permission (ref: 2019/91121) (which it should be read in conjunction with) that was presented to the Strategic Planning Committee Virtual Meeting at the request of Cllr Cathy Scott due to concerns in relation to waste storage and parking provision. Councillors discussed the applications at the committee and resolved to approve both applications subject to agreeing the necessary planning conditions and planning obligations.

Although both application forms refer to 23B Bradford Road, the applicant's agent has confirmed that the planning application and listed building consent relate to 23 and 25 Bradford Road. Furthermore, plans and documentation clearly relate to both buildings.

SITE AND SURROUNDINGS:

The application site consists of two grade II listed buildings known as 23-25 Bradford Road constructed around 1860 and were former rag warehouses. Latterly, the buildings have been used as a commercial premises with various retail uses, ranging from kitchen supply to safety clothing. However, today the buildings lie derelict. The site covers 615sqm with the footprint of the former rag warehouses covering the entire site.

The buildings' special architectural and historical interest are defined by Historic England as follows:

*SE 22 SW 1/155 DEWSBURY BRADFORD ROAD (West side) No.23
GV II Rag warehouse c.1860. Ashlar and coursed rubble with ashlar dressings. Slate roofs. East front, three storey, three bay, ashlar rusticated ground floor with central round headed doorway with keystone and a pair of panel doors with overlight. Eitherside are single round headed windows with keystones, now boarded. Above a moulded ashlar band, and three plain sashes in moulded surrounds, with flat hoods, the central window is topped by a segmental pediment. Above again a cill band and three pairs of round headed twin sashes in moulded surrounds. Above a moulded ashlar cornice. West front, four storeys, with four glazing bar windows to each floor.
Listing NGR: SE2440222177*

*SE 22 SW 1/154 DEWSBURY BRADFORD ROAD (West side) No. 25
GV II Rag warehouse. c1860. Coursed rubble with ashlar dressings. Slate roof. Rusticated quoins, moulded plinth and cornice. East front, three storey, three bay. Central segment headed doorway with double panel doors. Eitherside are single round headed windows with moulded surrounds and keystones, now boarded. Above, the first and second floors are identical, with central hoist doorways, now windows, flanked by segment headed glazing bar sashes in moulded surrounds with keystones. Above a dentilated eaves cornice. Rear, west front, four storeys, three bays with three windows to each floor the upper has been partly rebuild in brick.
Listing NGR: SE2440222177*

The application site is approximately 160m east of the Northfields Conservation Area and approximately 200m north west of Dewsbury Town Centre conservation area. The site is bounded by 27 Bradford Road, which is currently 'Bill Hargreaves Cycles Store' to the north, Dewsbury Beck and a car garage to the west and a car park to the south which is associated with Springfield Sixth Form Centre.

The building's frontage and access is to the east with Bradford Road, which predominantly consists of a number of commercially and employment related premises. Although, residential apartment dwelling units can be found at nearby Sprinkwell Mills.

There is no vehicular access or parking associated with the buildings.

PROPOSAL:

The proposal is for the conversion and alterations to existing the buildings to create 27 apartment dwelling units consisting of 5x studios, 14x one-bedroom units, 7x two-bedroom units and 1x three-bedroom unit over four floors. The basement would be used for bin and cycle storage. There would also be a lift and the necessary circulation space integrated within the buildings.

A courtyard area/amenity space would also be created between the two buildings which would also include bin collection facilities.

No vehicular access or car parking is proposed with the development.

RELEVANT PLANNING HISTORY (including enforcement history):

A number of planning applications have been made but the following is considered to be the most relevant for this planning application:

2005/62/90946/E2 - Change of use to A1 – Refusal 09 March 2005 due to the following reasons:

(1) The proposal is contrary to Policy S1 of the Kirklees Unitary Development Plan, which maintains that existing town and local centres should remain the focus of shopping, commercial, cultural and social activity. The Local Planning

Authority believes that in the context of Policy S1, the proposal can reasonably be accommodated within the nearby town centre of Dewsbury.

(2) The proposed development would provide insufficient off street parking for staff and customers and this is likely to lead to vehicles parking on the highway, to the detriment of highway safety and the free flow of traffic in the area. This is contrary to Policies D2 and T10 of the Kirklees Unitary Development Plan

90/05962 – Listed Building Consent for demolition of three storey building – Consent Refused 28/02/1992

HISTORY OF NEGOTIATIONS (including revisions to the scheme):

Written pre-application advice was provided on 07/02/2019 albeit regarding a different proposal consisting of the conversion of the existing buildings to residential apartments, café and/or offices (ref: 2018/20313).

Officers considered that the proposal had some positive aspects, and that the provision of residential accommodation would be in a sustainable, accessible location and thus was welcomed in principle. Officers welcomed that the owner was proposing to save the building. However, advised that any harm caused by the proposed development to the site's heritage assets (if limited, unavoidable and justified) would only be accepted in the context of a high quality development proposal that delivered sufficient public benefit. Detailed recommendations were provided to overcome issues associated with heritage, design and amenity. Also, officers requested that any design properly consider how the proposed commercial use could better coexist with the residential use. Requests were also made that the proposed residential dwelling units were of a suitable size, quality and sufficient levels of amenity can be achieved,

The application was originally made for 33 apartment units, with the addition of a roof extension. Extensive discussions have taken place between officers and the applicant about the proposals regarding the level of harm and viability justification in relation to the internal layouts of the proposed apartments and roof extension. As such, proposals have subsequently been revised with fewer apartments and additional information has been provided to take into consideration the conservation officer comments.

PLANNING 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).

Kirklees Local Plan (2019):

Relevant policies are:

LP35 – Historic environment

National Planning Policy and Guidance:

The National Planning Policy Framework (2019) seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of the proposal.

Relevant chapters are:

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 16 – Conserving and enhancing the historic environment

Since March 2014 Planning Practice Guidance for England has been published online.

On 01/10/2019 the Government published the National Design Guide.

Many policies within the National Planning Policy Framework (NPPF), the Planning Practice Guidance and the National Design Guide are relevant to this proposal and, where relevant, are referred to in the main report text.

PUBLIC/LOCAL RESPONSE:

The application has been jointly advertised with planning application reference 2019/91121 as a major development and affecting a listed building.

The application was first advertised by neighbour notification letters, site notices and press advert which expired on 18th May 2019. One representation was received in relation to site publicity. The concerns raised can be summarised as follows: -

“Car parking on the site, Where are 33 cars going to park, Parking is bad in this area without another 33 cars min.”

Ward Councillor Eric Firth queried the proposal's lack of car parking facilities and expressed concerns regarding how refuse waste would be stored, collected and managed, particularly as this is an issue with other residential conversions in Dewsbury town centre.

As a result of amendments to the application, the application was again jointly advertised by neighbour notification letters and site notices, which expired 11th January 2020. One representation was received in relation to site publicity. The concerns raised can be summarised as follows: -

"I am concerned about the impact the development will have on traffic on an already busy road. The flow of traffic is too fast and four accidents have happened at sprinkwell mill on bradford road number 1 in the last 28 months. I am concerned more residents in a communal shared home location will make the road more dangerous, more noise pollution on roads on two sides of an current home at sprinkwell, and add to the pollution levels and have an major impact on quality of life. I am concerned the standard or conversion will affect history and character of the significant history of the town. The amenities in the town have not been developed to sustain more residential and this needs to be addressed before more residential development is allowed. I believe privacy will be affect with the windows and direct they view. This next to a busy already extended car park of lidl supermarket and the traffic into the Dewsbury college also on bradford road will add to and supports my objections. These plans will impact on the apartment and flat conversions that are unoccupied and there more the demand can't be justified to build or convert more."

Ward Councillor Aleks Lukic provided the following comments:

"Even with Highways' recommended double yellow lines up to Commercial Road I can foresee safety issues from this development being caused by parked vehicles further up Bradford Road. Particularly with the fire station nearby. We should look at whether we should require double yellow lines all the way up to Carlton Road doing the whole lot in one go. Or at least up to Victoria Road."

Ward Councillor Eric Firth has provided the following comments:

"Could I ask what arrangements have been made for waste collection, 27 apartments will generate lots of waste. In the Town centre there have been a number of conversions and this element has been ignored. I would be delighted to know."

Responses to the above comments are set out later in this report.

Amendments made, and additional information submitted, during the life of the application did not necessitate public re-consultation. Local re-consultation is not normally considered necessary when technical supporting information is submitted by applicants. This is in line with the council's adopted Statement of Community Involvement.

CONSULTATION RESPONSES:

The following is a brief summary of consultee advice. More details are contained in the Appraisal section of the report, where appropriate:

Statutory:

Historic England: Concerns regarding the applications on heritage grounds. Advise on assessing the planning application in relation to heritage policy and consulting specialist Conservation Officer to ensure that any additional works which may arise avoid or minimise harm to the listed buildings. Depending on

the extent of any additional works necessary, a new listed building consent application may be required.

Non-statutory:

KC Conservation and Design: Support the proposals, subject to the imposition of the necessary conditions.

National Amenity Societies: No comments received.

MAIN ISSUES:

- Heritage and urban design

APPRAISAL:

Heritage and urban design

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. The applicant has provided a Design and Access Statement, including a Heritage Statement in relation to this matter. In addition, the applicant has provided structural surveys and searched the Historic Environment Records. As such, the provision of these documents means that the application broadly accords with the tests set out in Paragraph 189. However, officers consider that a planning condition may be necessary to ensure that archaeological building recording takes place prior to the development to ensure any features to be lost are suitably recorded.

Paragraph 190 of the NPPF requires that the Local Planning Authority identifies and assesses the particular significance of any heritage assets affected and takes this into account when considering the impact of the proposal on a heritage asset. The proposal affects 23 and 25 Bradford Road, which are a pair of grade II listed former rag warehouses. The conservation officer has explained how the buildings have different architectural details but are both styled on Venetian palazzi of the Renaissance period. This is an association that is not without meaning, since Venice at that time was pre-eminent in the textile industry and similar buildings were used for the production and storage of fabric. The buildings are typically three-storey, symmetrical with a central entrance at ground floor. A grander treatment was sometimes given to the first floor, as at 23 Bradford Road, imitating the piano nobile of a Venetian palazzo. In common with the practice of Renaissance architecture, roofs were hidden behind parapets as at 25 Bradford Road or had shallow pitches so as not to be visible.

The conservation officer has also explained how rag warehouses have a simple plan, reflecting the function of the building, with offices at the front of the building for transacting business, surviving in part at 23 Bradford Road

and large open-plan areas behind for storage and processing of rags. Taking-in doors, surviving at 25 Bradford Road, provided a means of getting bales of rags in and out of the building readily. Two winch mechanisms remain at 25 Bradford Road, one of greater age built into the roof structure. It appears that 23 Bradford Road was built with an L-shaped plan, and 25 Bradford Road with a simple rectangular plan. At some stage prior to 1893, 25 Bradford Road was extended to the rear and connected with 23 Bradford Road, perhaps representing the merger of two separate businesses. The internal structure of both buildings is simple and functional, some undecorated cast iron columns remain in 23 Bradford Road, and some posts to 25 Bradford Road have a stop-chamfered detail.”

Therefore the significance of the buildings primarily rests in their well-detailed front elevations and features that reveal their historic function such as taking-in doors, winch mechanisms and office spaces.

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. Additionally, Local Plan policy LP35 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 supporting plans and documentation details show the main alterations associated with the proposal that are considered to potentially harm the listed buildings are stated below:

Building Floor Level	Proposed Works
Roof/Third Floor	• Insertion of 40x conservation rooflights (16x. in 25 Bradford Road, 24x in 23 Bradford Road). • Replacement and repair of Welsh slate roof tiles, where necessary. • New roof structure, utilising existing timber, where necessary. • Where possible, existing trusses to be relocated along new party wall alignments as exposed features forming part of the new structural design. • Insertion of new floor with wall partitions and spiral staircases to facilitate duplex apartments. • Removal of chimney stack and pots at 25 Bradford Road.

Second Floor	• Insertion of 6x window openings on southern elevation of 23 Bradford Road. • Removal of staircase at 23 Bradford Road and at 25 Bradford Road, as well as found in the centre and reinstatement of floor over voids. • Reconfiguration of two door/window openings on eastern elevation, overlooking courtyard. • Insertion of 1x window opening and 'blocking up' of door opening and the removal of pitched roof element on southern elevation of 25 Bradford Road. • Existing winch to be retained and relocated to new stairwell within the building. • Timber lintels to all windows to be replaced by reinforced concrete lintels. • Existing timber to be retained and reused where practical. • Subdivision of the floor with partition walls and removal of several sections of existing internal walls and doorways. • Insertion of central stairwell and lift shaft.
First Floor	• Insertion of 6x window openings on southern elevation of 23 Bradford Road. • Removal of staircase at 23 Bradford Road and at 25 Bradford Road, as well as found in the centre and reinstatement of floor over voids. • Reconfiguration of two door/window openings on eastern elevation, overlooking courtyard. • Insertion of 1x window opening and 'blocking up' of door opening on southern elevation of 25 Bradford Road. • Timber lintels to all windows to be replaced by reinforced concrete lintels. • Existing timber to be retained and reused where practical. • Subdivision of the floor with partition walls and removal of several sections of existing internal walls and doorways. • Insertion of central stairwell and lift shaft. • Removal of cast concrete plank infill panel over existing courtyard area and associated necessary structural engineering works.
Ground Floor	• Insertion of 6x window openings on southern elevation of 23 Bradford Road. • Removal of staircase at 23 Bradford Road and at 25 Bradford Road, as well as found in the centre and reinstatement of floor over voids. • Reconfiguration of two door/window openings on eastern elevation, overlooking courtyard.

	• Insertion of 2x window openings and 'blocking up' of door opening on southern elevation of 25 Bradford Road. • Timber lintels to all windows to be replaced by reinforced concrete lintels. • Existing timber to be retained and reused where practical. • Subdivision of the floor with partition walls and removal of several sections of existing internal walls and doorways. • Insertion of central stairwell and lift shaft. • Removal of offices at the front of 23 Bradford Road and at the front of 25 Bradford Road. • Removal of paraphernalia associated with covered courtyard area. • Hard landscaping to courtyard with feature planting and flood lighting to elevations.
Lower Ground Floor	• All window openings to be blocked up. • Insertion of stair well and lift shaft. • Subdivision of the floor with partition walls and removal of several sections of existing internal walls and doorways. • Further survey works required to assess 23 Bradford Road.
Other works	• Existing stonework to be fully cleaned and repaired. • Existing front elevation windows to be reviewed, repaired and reinstated or replaced with new hardwood frame to match existing profiles and design arrangements. • New windows to side, courtyard and rear elevations to be PPC Aluminium frame with profiles. • Proprietary through coloured lime render to replace existing • Replacement of rainwater goods with PPC Aluminium profile black gutters and downpipes. • Removal of metal external staircase and necessary repair works.

With regards to the above works, officers in consultation with Historic England and the applicant have agreed a number of planning conditions seeking additional information, details and reassurances to minimise the level of harm to the grade II listed buildings. These planning conditions relate to securing an appropriate schedule of works; the retention of chimney stacks and pots, cleaning of masonry; securing the appropriate building materials, render, roofing materials and rainwater goods; appropriate replacement doors and frames, as well as windows and frames; conserving the buildings key features; and seeking further archaeological analysis.

The proposed subdivision of the rag warehouses with the insertion of a mezzanine floor, removal of staircases, the insertion of a stairwell and lift shaft, as well as the insertion/reinstatement and the 'blocking up' door and window openings are considered necessary to facilitate the proposal. Also, officers consider the proposed openings are of suitable proportions and are appropriately aligned with the other existing openings. The proposed works to the front of the buildings, particularly with the removal of covered 20th century element at first floor level will enhance the character and appearance of the buildings. Furthermore, structural repairs to strengthen existing floors, ceilings and walls are also considered necessary to safeguard the buildings future.

Officers consider that the revised proposals now minimise the conflicts between the conservation of the listed building and alterations necessary for the proposed residential use. The imposition of the necessary planning conditions will ensure that the proposed level of harm to the significance of the listed buildings will be 'less than substantial' in the context of paragraph 193 of the NPPF.

Justification

As outlined in paragraph 194 of the NPPF, any harm to, or loss of, the significance of a designated heritage asset from its alteration or destruction, or from development within its setting, should require clear and convincing justification.

During the course of the planning application, the applicant has sought professional advice and has submitted subsequent reports demonstrating that the listed buildings are in poor condition and are 'at risk.' The reports provide the necessary justification for the proposed structural repairs and alterations required to facilitate an appropriate level of residential development.

The proposed layouts of the 27 apartments within the buildings are considered acceptable and offer a mix of accommodation, which should add viability to the long term use, after a period of prolonged vacancy and lack of maintenance.

Weighing of harm against public benefits

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.

It is considered that the harm to the heritage assets would clearly be outweighed by the public benefits of bringing the buildings back into optimum viable use. Furthermore, the proposal would accord with policy LP35 of the Local Plan, which requires due consideration to be given to the need to secure a sustainable future for heritage assets at risk and those associated with the local textile industry.

The other eventual public benefits that would arise from the planning application would include:

- contribution towards the district's housing land supply;
- contribution to the investment and regeneration of Dewsbury;
- a mixture of new apartment dwelling units with 15 being 'affordable rent to buy';
- employment opportunities, including the applicant's apprenticeship scheme for the building trade and to involve local tradesmen and businesses in the supply chain.
- reducing the need for new carbon-generating construction activities (e.g. equivalent new build apartments) due to the reuse of an existing resource (i.e. the existing listed buildings) thereby reducing the need for new material extraction and minimising waste production.

Representations

During public consultation, two representations were received that objected to the proposal, which primarily relate to the planning application reference 2019/91121.

"Car parking on the site, Where are 33 cars going to park, Parking is bad in this area without another 33 cars min."

Officer response: It is considered that the planning application site is in a sustainable location and that potential residents and visitors would have access to modes of sustainable travel. If visitors choose to use their cars, it is considered that the nearby Commercial Road car park would satisfy such parking needs. Highways Development Management have considered the planning application and subject to the relevant conditions and planning obligations have raised no objections.

"I am concerned about the impact the development will have on traffic on an already busy road. The flow of traffic is too fast and four accidents have happened at sprinkwell mill on bradford road number 1 in the last 28 months. I am concerned more residents in a communal shared home location will make the road more dangerous, more noise pollution on roads on two sides of an current home at sprinkwell, and add to the pollution levels and have an major impact on quality of life. I am concerned the standard or conversion will affect history and character of the significant history of the town. The amenities in the town have not been developed to sustain more residential and this needs to be addressed before more residential development is allowed. I believe privacy will be affect with the windows and direct they view. This next to a busy already extended car park of lidl supermarket and the traffic into the Dewsbury college also on bradford road will add to and supports my objections. These plans will impact on the apartment and flat conversions that are unoccupied and there more the demand can't be justified to build or convert more."

Officer response: Highways Development Management, nor the Highway Safety Officers have raised any concerns regarding this planning application

with the matters raised. Environmental Health officers have also not raised any concerns regarding air pollution and accept the scope, scale and findings of the submitted Noise Impact Appraisal. It is considered that the redevelopment of these buildings would secure their optimum viable use and in fact safeguard the town's historic character and appearance in this locality. Furthermore, officers believe that the introduction of more residential land uses in and/or close proximity to Dewsbury town centre would in turn help support and encourage more businesses to operate in and around the town centre. Thus, contributing towards the creation of a vibrant, sustainable community. It is considered that there would not be an adverse impact on the proposed residential amenity or on the amenity of surrounding business and educational land uses. No evidence has been presented as to how the conversion of these buildings will have an adverse impact on other apartment schemes or residential conversions in the locality. It is believed that the proposed development would in fact contribute towards the districts five-year housing land supply.

During public consultation, Ward Councillors have raised the following concerns:

Ward Councillor Eric Firth:

"And the parking is where?"

And the refuse collection will be where?"

Sorry Christopher that should also have included waste storage but I'm sure you spotted that

I'm sorry if I seem to be labouring the point but 33 apartments will generate lots of waste I cannot see there being 33 green and 33 grey bins. So that leaves us with large communal bins, who will take overall responsibility for managing this will there be a caretaker/ concierge on site?"

Could I ask what arrangements have been made for waste collection, 27 apartments will generate lots of waste. In the Town centre there have been a number of conversions and this element has been ignored. I would be delighted to know."

Officer response: No parking is included with the proposal. Since Cllr Firth's comments were made, the applicant has worked with the Council's Strategic Waste officer on an appropriate strategy for the collection and storage of waste. The detail of the strategy is outlined in paragraphs 10.37 – 10.39 of the report. There are no objections to the waste strategy subject to the imposition of a planning condition. This would secure details of the management and maintenance of communal refuse storage areas by a designated private management company shall be submitted to and approved by the Local Planning Authority.

Ward Councillor Aleks Lukic:

"Even with Highways' recommended double yellow lines up to Commercial Road I can foresee safety issues from this development being caused by parked vehicles further up Bradford Road. Particularly with the fire station nearby."

We should look at whether we should require double yellow lines all the way up to Carlton Road doing the whole lot in one go. Or at least up to Victoria Road.”

Officer response: Highway Safety officers initially raised this intervention as a potential solution to an identified obstructive parking issue with the adjacent takeaway. However, officers believe that double yellow lines along Bradford Road to the Carlton Road junction is a reasonable request to secure amendments to the TRO by planning condition, subject to the necessary public consultation with concerned residents and businesses.

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 felt that the development would constitute sustainable development and is therefore recommended for approval.

The principle of the conversion of the former rag warehouses into 27 apartments and the necessary works to facilitate the development is considered to be acceptable subject to the necessary planning conditions. Officers consider that the enabling argument has been sufficiently demonstrated and that the proposal will safeguard the future of the grade II listed buildings that are both at risk. Although the proposal may cause some harm to the significance of the heritage assets, the harm is considered to be outweighed by the public benefit of converting the heritage assets to a viable use. Such public benefits would include bringing valued heritage asset back into use, contributing towards the mix and provision of dwellings and supporting the local economy.

Recommendation – Grant Listed Building Consent

Decision Authorisation - Delegated Powers

Application Number: 2019/65/91120/E

Officer Recommendation: Conditional Consent

Conditions and Reasons:

1. The development shall be begun not later than the expiration of three years from the date of this decision.

Reason: In order to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

2. The development hereby approved 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 in the interests of proper planning and so as to ensure the satisfactory appearance of the development on completion.

3. Before any works on the buildings commence a full Schedule of Works, identifying all of the works inside and outside the building(s) including drawings and specifications, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved Schedule of Works unless otherwise authorised in writing by the Local Planning Authority.

Reason: In order to ensure the protection of the original fabric of the Listed Buildings and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure appropriate works to protect the special character and appearance of the buildings are agreed at an appropriate stage of the development process.

4. Prior to the commencement of development, details of the extent and specification (including samples, where necessary) of masonry repair and cleaning shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure the protection of the original fabric of the Listed Building and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure appropriate works to protect the special character and appearance of the buildings are agreed at an appropriate stage of the development process.

5. The replacement of doors and door frames to the front elevation shall be confined to those doors and door frames demonstrated to the Local Planning Authority to be incapable of repair. No doors or door frames shall be removed from their position in the building until a schedule of repairs and replacements has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure an appropriate quality of development, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

6. Notwithstanding the submitted drawings and specifications, the replacement of taking-in doors to the south courtyard elevation of 25 Bradford Road shall be confined to those doors demonstrated to the Local Planning Authority to be incapable of repair. No taking-in doors shall be removed from their position in the building until a schedule of repairs and replacements has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure an appropriate quality of development, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

7. The replacement of windows to the front elevation shall be confined to those frames demonstrated to the Local Planning Authority to be incapable of repair. No window frames shall be removed from their position in the building until a schedule of repairs and replacements has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure an appropriate quality of development, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

8. Existing window frames shall not be removed from the buildings until design and joinery details of the replacement frames (drawn at 1:5 scale) have been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed and retained thereafter in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

9. The letter box embossed 'SAMPLES' on the left hand front door of 23 Bradford Road shall be retained in situ, or if the door is to be replaced the letter box shall be reinstated in the same location on the replacement door.

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 Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

10. Notwithstanding the submitted drawings and specifications, prior to commencement of development, a scheme for the winch built into the third floor structure of 25 Bradford Road, shall be submitted and approved in writing by the Local Planning Authority. Details shall include:

- a) arrangements for temporary secure storage during the construction phase;
- a) the person or body specialising in this procedure appointed by the applicant;
- b) the proposals for repair and re-display either in-situ or elsewhere in the building; and
- c) a timetable for the works

The winch shall be stored, repaired, installed and retained thereafter in accordance with the approved details.

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 Policy LP35 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

11. All the rainwater gutters, downpipes and external plumbing shall be of cast iron or cast aluminium construction and painted black unless otherwise approved in writing by the Local Planning Authority.

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 Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

12. No works to the roof shall commence until details of the conservation rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be installed and retained thereafter in accordance with the approved details.

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 Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

13. Notwithstanding the submitted drawings and specifications, the replacement render shall be in lime. Before rendering work begins, sample panel(s) of all new render shall be provided on site showing the proposed render mix and final surface texture, and the materials and methods approved in writing with the Local Planning Authority and carried out accordingly. The approved sample panel(s) shall be retained on site until the work is completed and the condition is discharged.

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 Policy LP35 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

14. No works shall commence until a Level 3 archaeological building record (as specified in Understanding Historic Buildings: A Guide to Good Recording Practice, Historic England 2016) has been undertaken by a Chartered Institute for Archaeologists Registered Organisation.

Reason: To secure and safeguard the provision for inspection and recording of matters of architectural and historical importance associated with the building that may be lost or replaced in the course of works to accord and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework

15. Chimney stacks and pots shall be retained in situ and, where repaired, should be reinstated to their original appearance using materials to match existing unless otherwise approved in writing by the Local Planning Authority.

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 Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

16. Prior to development, a schedule showing the retention, repair and replacement of internal doors, door surrounds, window surrounds, shutters, decorative plasterwork and other internal features to the former office spaces identified as apartments 1 and 9 on the Drawing PL07 Revision 2, shall be approved in writing by the Local Planning Authority.

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 Policy LP35 of the Kirklees Local Plan as well as Chapter 16 of the National Planning Policy Framework.

17. Details of all external soil and vent pipes, extractor vents, heater flues, meter boxes, burglar alarms, external lights shall be approved in writing by the Local Planning Authority before installation.

Reason: In order to protect the character and appearance of the original building and to accord with Policy LP35 of the Kirklees Local Plan as well as Chapter 16 of the National Planning Policy Framework.

FOOTNOTES:

NOTE: This approval should be read in conjunction with the approval issued under Planning Application reference: 2019/91121.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location and Block Plan	PL01		03/04/2019
Existing Topographical Survey and Site Location Plan	PL02		03/04/2019
Existing Floor Plans Lower Ground and Ground	PL03		03/04/2019
Existing Floor Plans First and Second	PL04		03/04/2019
Existing Floor Plans Third and Roof	PL05		03/04/219
Existing Elevations	PL06		03/03/2019
Proposed Floor Plans Lower Ground and Ground	PL07	3	20/04/2020
Proposed Floor Plans First and Second	PL08	2	10/12/2019
Proposed Floor Plans Third and Roof Plan	PL09	2	10/12/2019
Proposed Elevations	PL10	1	10/12/2019

Existing Ground Floor Listed Building Removal / Strip Out	PL12	1	10/12/2019
Existing First Floor Listed Building Removal / Strip Out	PL13	1	10/12/2019
Existing Second Floor Listed Building Removal / Strip Out	PL14	1	10/12/2019
Proposed Lower Ground Floor Plan Indicating Structure Over (JR Ltd)	1000		13/12/2019
Proposed Ground Floor Plan Indicating Structure Over (JR Ltd)	1001		13/12/2019
Proposed First Floor Plan Indicating Structure Over (JR Ltd)	1002		13/12/2019
Proposed Second Floor Plan Indicating Structure Over (JR Ltd)	1003		13/12/2019
Proposed Second Floor Plan Indicating Structure Over (JR Ltd)	1004		13/12/2019
Proposed Typical Structural Details (JR Ltd)	1005		13/12/2019
Planning, Design and Access Statement Including Heritage Statement (PADD, 09/04/2019)			10/04/2019
Development Feasibility - Letter Structural Report (Jim Rogers Ltd, 10/08/2018)	2018-1222-01a		16/09/2019
Schedule of Accommodation (December 2019)		2	10/12/2019
Timber Report (Floyd Consult, November 2019)			10/12/2019
Historic Archive (Historic England)			13/12/2019

Background Papers:

Application and history files.

Listed Building Consent - <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019/91120>

Certificate of Ownership – Certificate A signed

Report dated:

03/07/2020