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:	2019/65/91194/W
Site Address:	Thorpe House, 22, Finthorpe Lane, Almondbury, Huddersfield, HD5 8TU
Description:	Listed Building Consent for demolition of existing outbuildings and erection of two dwellings and erection of extension to existing dwelling
Recommending Officer:	Farzana Tabasum

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: 09-Aug-2019

Officer Report

Site Description
The application red line accommodates a small group of buildings served by a private vehicular access from Fleminghouse Lane. The site is set within moderate grounds (shown within the blue line), enclosed by established landscaping and stone walls along the northern boundary. The surrounding area is densely populated with residential properties north, east and west of the site and open land south of the application red line.

Description of Proposal
The application is seeking listed building consent for

1. for the conversion of the existing owner's two dwellings on site, to provide 5 additional bedsit type rooms for semi independent living accommodation, similar to the accommodation within the adjacent building (Thorpe House Nursing Home) and adjoining part of this building which currently accommodates 4 bedsits. The conversion would require minor external alterations to the building (former barn) to include a sheltered walk way/lobby, on the east elevation and a ramp beyond the southern gable as shown on drawing no. 0703 P03. The existing two dwellings are occupied by the owners who are also stated to be full time employees of the established specialist adult provision provided at Thorpe House nursing home.

2. Demolition of outbuilding/raised decked area (the erection of a pair of semi detached dwellings as replacement dwellings, to accommodate the two owners (and their families), on an area of the site which is used as a formal domestic curtilage in association with the existing two dwellings does not require listed building consent as they do not touch any part of the listed building or associated curtilage structures). No alterations are proposed to the existing vehicular access and parking arrangements within the site

External facing materials are proposed to be stone with blue roof slates.

History of negotiations/amendments received
Final revised plans received 18/07/19 (reducing scale of proposed semi detached dwellings)

Revised tree survey received 24/07/19

Posted onto website. It was not considered necessary to re consult neighbours again as the revisions proposed are internal within the site. Furthermore the removal of the tree is applied for separately through a tree work application.

Relevant Planning History

2019/91193 – parallel planning application for demolition of existing outbuildings and erection of two dwellings and erection of extensions to existing dwellings – recommended for approval

2018/20395- pre application enquiry for conversion of existing owners homes to semi independent living accommodation in association with Thorpe House nursing home and erection of two dwellings- reply stated proposals supported in principle.

2009/90863 - Erection of single & two storey extension and conservatory

1988/01907 - Conversion and extension to garage block, stables and coach house to form 2 residential units

1988/00384 - Change of use of dwelling to Nursing Home together with conversion of garage block to staff accommodation

Representations
Final publicity date expired 4th July 2019. No representations received.

Consultation Responses
The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

Conservation & Design – support the revised proposals

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).

The site lies in an area of green belt on the Kirklees Local Plan (KLP). The main host building within the blue line is grade II listed with the former coach house (proposed to be converted under this application) being a curtilage listed building.

Level access is to be provided internally within the building and ramp access to be provided for wheel chair and less able users.

Kirklees Local Plan (KLP):
LP 24 – Design
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 19th February 2019, the Planning Practice Guidance Suite (PPGS)

first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter 12 – Achieving well designed places
Chapter 16 – Conserving and enhancing the historic environment

Assessment
The principle of development has been discussed in detail under the parallel planning application no. 2019/91193. As such the assessment below considers the impact on the setting and significance of the listed buildings

Visual amenity & Heritage issues:
The setting of a designated heritage asset is an important aspect of its significance. Preserving the special architectural and historic interest of a listed building is required by Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and considerable importance and weight is to be attached to this.
In regards to the alterations to the former Coach House to convert it 5 no. semi-independent living units, including and external glazed link, the Conservation Officer makes the following assessment:

The former Coach House has little of historic or architectural interest internally, except for the roof trusses and externally the property has been altered considerably such that it is difficult to appreciate its original form and function. The proposed alterations to the Coach House would not cause any additional harm.

Turning to the two proposed dwellings, as set out above these do not require listed building consent but their impact on the setting of the listed building is considered below. It is agreed the siting is in the most suitable area, Officers raised concern in relation to the size, scale and footprint of the proposed dwellings. This resulted in negotiations with the applicant/agent to reduce bulk, scale, footprint and also revise dthe design. This is discussed in detail in the associated application for planning permission.

To summarise, the conversion of the coach house would not result in further harm to the listed building. The introduction of the two dwellings would cause less than substantial harm to the setting of the adjacent host listed buildings as defined by the NPPF. In such cases, where less than substantial harm occurs, paragraph 196 of the NPPF requires that this harm is weighed against the public benefit accrued by the proposal. In this case the public benefit is to provide additional accommodation in association with the existing business and speciality facilities for an unmet need in the area, outweighs this harm and accord with Policies LP24 and LP35 of the KLP, guidance in the NPPF and Section 16 of the Listed Buildings Act.

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 – Approve
Decision Authorisation - Delegated Powers
Application Number:2019/01194
Officer Recommendation: grant LB consent
Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.
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 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, to preserve the significance of the adjacent listed buildings and to accord with Policies LP24 & LP35 of the Kirklees Local Plan as well as guidance within Chapter 16 of the National Planning Policy Framework

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	0101-P01		10th April 2019
Site layout as existing	0704- P01		10th April 2019
Plans & elevations as existing	0201-P01		10th April 2019
Plans & elevations as proposed of existing owners homes	0703-P03		10th April 2019
Revised site block plan & section	0702 - P05		18th July 2019
Revised elevations & floor plans for proposed new replacement dwellings	0701 -P05		18th July 2019
Design & access statement			10th April 2019
Heritage Impact Assessment			10th April 2019

Plan Type	Reference	Version	Date Received
Revised tree survey	Ref 190611a 1 of		24th July 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. Negotiations were considered necessary in this instance to seek alternative design and reduced scale of the pair of semi-detached dwellings to preserve the setting of the listed buildings. . The decision is based on the revised plans. The above conditions have been shared with the applicant/agent.

report dated

07/08/19