

**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: 2019/65/91570/W

Site Address: Beech House, Huddersfield Road, Holmfirth, HD9
3HX

Description: Listed Building Consent for relocation of ground floor
WC and wash basin, installation of platform lift from
ground floor to first floor and replacement of shower
cubicle in first floor bathroom with walk-in shower
(within a Conservation Area)

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: 26-Jul-2019

Officer Report

Site Description

Beech House is a large detached house and dates from the mid 19th century. It is listed grade II. It is two storey with an ashlar frontage with plinth and moulded string course. It has a hipped slate roof with heavily moulded eaves cornice.

The property is in the centre of Holmfirth, bounded by Huddersfield Road and Hightown Lane. It is in an elevated position and there are tall hedges and walls on its boundaries.

The house was built in the mid C19 as the doctor's residence and surgery for Holmfirth. This combined use has been continuous throughout the house's life until recently.

The house and its outbuildings have had various alterations, additions and replacements over the years. They have all conserved the original house's character, scale and proportions.

Description of Proposal

Relocation of ground floor WC and wash basin, installation of platform lift from ground floor to first floor and replacement of shower cubicle in first floor bathroom with walk-in shower.

History of negotiations/amendments received

None required.

Relevant Planning History

87/02669 - Listed Building Consent for erection of conservatory - CONSENT GRANTED

Consultation Responses

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

Holme Valley Parish Council - Support if Listed Building officer is content.

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: 08/07/2019

Publicity expiry date: 12/07/2019

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

- 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

The reason for the proposals is to improve accessibility internally. The platform lift would make the two principal floors of the house fully accessible for people unable to use the stairs. It would be conveniently located for the existing circulation. Two stair lifts, one for each flight, would be a more cumbersome solution both visually and in functionality for users. The proposal also includes the replacement of the first floor bathroom shower cubicle (which like the ground floor shower is raised) with a level access, walk-in shower.

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 fulfils the tests set out in Paragraph 189. There are no archaeological implications from the proposed development.

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 Beech House, Holmfirth, which is grade II listed. The property dates from the mid 19th century, it was in use as a doctor's residence and consulting room until the late 20th century. It is an Italianate style villa with many surviving and restored period details internally. The property makes a positive contribution to the Holmfirth Conservation Area.

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

Paragraph 190 of the NPPF requires that the Local Planning Authority avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The lift is to be inserted in the original ground floor entrance lobby to the doctor's consulting room, which has subsequently been converted to a bathroom and a first floor closet above. The proposed alterations would result in the loss of a small section of plaster cornice, likely forming part of the original decorative scheme. This could however be replicated from elsewhere within the room to restore the full cornice if the lift is no longer required. Other building fabric to be lost includes machine sawn pine flooring and modern period style picture rail and panelling installed when the room was converted to a bathroom. No harm would result from the changes to the existing ground floor closet to form a WC and from the replacement of the shower enclosure on the first floor.

Paragraph 193 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

On balance the proposed alterations will cause minimal harm to the historic and architectural interest of the listed building.

Justification

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

Policy LP 35 of the Local Plan also requires that the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places. The proposals would meet the needs of the current owner and visitors and future owners with mobility impairments.

The alterations are required to enable the property owner to continue living at the property. The level of justification is considered clear and convincing for the minimal level of harm caused.

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.

The minimal level of harm to the listed building would be outweighed by the public benefit of adapting the property to create a more accessible property.

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

Decision Authorisation - Delegated Powers

Application Number: 2019/91570

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location, site and general arrangement plans	19037D-01-P02		04/06/2019
Design, access and heritage statement	19019		13/05/2019

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.

Report Dated: 25/07/2019