

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No: 2019/44/92013/E

Site Address: Zion United Reformed Church, Barnsley Road,
Flockton, Huddersfield, WF4 4DP

Description: Discharge conditions 3 (architectural and
archaeological recording) and 4 (pews) on previous
permission 2017/92261 for Listed Building Consent for
conversion of existing chapel to form one dwelling

Recommending Officer: Nigel Hunston

DECISION – Details for conditions 3 and 4 acceptable

**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: 08-Jul-2019

2019/91823 – Officer Report

This application seeks to discharge condition 3 (architectural recording) and condition 4 (pews) for Listed Building Consent 2017/92261 for the conversion of a chapel to form one dwelling.

3. No development to take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of architectural and archaeological recording. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority

Reason: To ensure that the development conserves the character and significance of the Listed Building and to accord the aims of chapter 12 of the National Planning Policy Framework – Conserving and enhancing the historic environment. This is a pre-commencement condition in order to ensure that appropriate recording is taken place prior to any development at that site which may result in the loss of historic significance.

4. No development shall take place until details of the pews to be retained and their subsequent location within the building following conversion have been submitted in writing to and approved by the Local Planning Authority.

Reason: To ensure that the development conserves the character and significance of the Listed Building and to accord the aims of chapter 12 of the National Planning Policy Framework – Conserving and enhancing the historic environment. This is a pre-commencement condition in order to ensure that adequate details are submitted prior to any development at that site which may result in the loss of historic significance.

Assessment:

Condition 3: Architectural Recording.

A full architectural recording report has been completed by West Yorkshire Archaeological Services in accordance with national guidelines. The report is felt to be an accurate description of the existing features and their significance along with the historical significance of the building as a whole prior to conversion.

Condition 4: Pews

The building is going to be converted to a single dwelling from a chapel. Throughout the building are a vast number of pews, of differing styles and ages that would need to be either re-located or removed from the building. The proposed plans indicate the pews to be removed that have been adequately recorded under Condition 3 above. The plan also indicates those

pews to be retained in their existing location to are to be retained within the building but in an alternatively location. The significance of these architectural and historical features is retained albeit in a limited number but is felt to be acceptable to ensure the long term viable use of the building.

Decision text

Condition 3

The submitted architectural recording is an accurate description of the building and its features and it is felt that it is acceptable for the purposes of condition 3.

Condition 4

The details of the pews to be retained is acceptable for the purposes of condition 4 and those shown to be retained in the locations indicated should be retained thereafter following the conversion of the Chapel.

Report Dated:

05 July 2019
