

**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:** 2020/65/90322/W

**Site Address:** 3, Two Gates, Holme Lane, Slaithwaite, Huddersfield,  
HD7 5UG

**Description:** Listed Building Consent for demolition of existing  
garage, erection of new garage to rear and dry stone  
wall boundary

**Recommending Officer:** Laura Yeadon

**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.**

Emma Thompson

***AUTHORISED OFFICER***

**Date: 10-Jul-2020**

## Officer Report

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020%2f90322>

### Site Description

3 Two Gates is a semi-detached property which is located on the outskirts of the village of Slaithwaite which is also a Grade II Listed Building. The property is two storeys in height and has a lean-to extension to the side and an attached barn to the rear. To the side of the property was a driveway which led to a single storey stone fronted garage. At the time of the site visit, excavation works had commenced and the garage demolished. The property itself is within land without notation on the Kirklees Local Plan and with the rear elevation of the property (excluding the barn) forming the boundary with the adjacent expanse of Green Belt. Residential properties are located to the east of the site with Slaithwaite Reservoir to the north, open fields to the south and to the west with Slaithwaite Junior and Infant School to the south-east.

### Description of Proposal

Listed Building Consent is sought for the demolition of the garage, erection of new garage to rear and dry stone boundary wall.

#### Demolition of existing garage

It is proposed that the existing garage at the site would be demolished to allow for the new garage to be constructed. The footprint of the building was 3.1 metres in width and 5.3 metres in depth. No details other than photographs have been received in relation to the garage have been received and at the time of the site visit, the garage had been demolished.

#### New garage

It is proposed that a new garage would be constructed within the curtilage of the dwelling. The new garage would be set back within the site further than the previous garage, set back from the roadside by approximately 16 metres. The garage would have a length of 7.6 metres with a width of 3.4 metres, eaves height of 2.4 metres and overall height of 4.2 metres. The proposed construction materials would stone for the walls and natural blue slate for the roof. No details of the materials of the fenestration details have been submitted.

#### Boundary wall

It is proposed that a new boundary wall would be located on along the south-western boundary of the site. Details submitted state that the overall height of the dry stone wall will be 1.2 metres, being 0.9 metres at the lowest point and 1.5 metres at the highest point.

## **History of negotiations/amendments received**

Whilst no negotiations have taken place, further details were requested with regards to the boundary wall in terms of a cross section and elevation drawing.

## **Relevant Planning History**

1986/03533 Conversion of barn to form extension to dwelling and erection of porch (Listed Building)  
*Granted Conditionally*

1986/03534 Listed Building Consent for conversion of can to form extension to dwelling and erection of porch  
*Consent Granted*

1995/91524 Re-use and adaptation of barn/outbuilding to form extension to existing dwelling  
*Conditional Full Permission*

1995/91622 Listed Building Consent for re-use and adaptation of barn/outbuilding to form extension to existing dwelling  
*Consent Granted*

2020/90321 Demolition of existing garage, erection of new garage to rear and dry stone wall boundary  
*Runs concurrently with this application*

2020/90370 Partial demolition of existing dwelling and erection of replacement dwelling (Listed Building)  
*Under consideration – not yet determined*

2020/90371 Listed Building Consent for partial demolition of existing dwelling and erection of replacement dwelling  
*Under consideration – not yet determined*

## **Representations**

Final expiry date: 3<sup>rd</sup> April 2020 – including the newspaper advertisement – 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):

K.C. Historic England – No response required

K.C. Conservation and Design – No concerns

## 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 27<sup>th</sup> February 2019).

The site is a Grade II Listed Building located within the Green Belt.

The listing description is as follows:

*No 3 late C18. No 4 early C19. Two houses. Hammer stone. Quoins to No 3. Stone slate roof. Ashlar chimney to western end. 2 chimneys with square string course and water tabling. 2 storeys. South elevation: No 3: Ground floor; Two 3-light stone mullioned windows (recessed). One 2-light stone mullioned window (recessed). First floor; Three 3-light stone mullioned windows. No 4: Ground floor; One doorway with stone surrounds and tie-stones (blocked). One doorway with stone surrounds to porch. One 3-light stone mullioned window. One 4-light stone mullioned window. First floor; One 10-light stone mullioned window (4 lights blocked). East elevation: Ground floor; Barn doorway and one doorway with stone surrounds and tie-stones and modern windows to extension. First floor; One 2-light stone mullioned window. North elevation: No 3: Ground floor; One doorway and one small window with stone surrounds. First floor; One window with stone surround. No 4. Ground floor; One modern window. First floor; One modern window. One 2-light stone mullioned window. West elevation: No 30 . One small window to gable apex with stone surround. Lean-to extension at western end with concrete roof. Single storey porch extension with monopitch stone slated roof at eastern end. Extension to rear of No 3 probably originally a barn.*

### Kirklees Local Plan:

- **LP 24** – Design
- **LP 35** – 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 19<sup>th</sup> February 2019, the Planning Practice Guidance Suite (PPGS) first launched 6<sup>th</sup> 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 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

## **Assessment**

The application seeks Listed Building Consent for the demolition of the garage, erection of new garage to rear and dry stone boundary wall.

The building is a Grade II Listed Building and Section 16 of the Listed Building and Conservation Areas Act (1990) requires that special regard is had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This is mirrored within guidance in Chapter 16 of the NPPF also Policy LP35 of the Kirklees Local Plan.

The works have been detailed within the submitted plans and also the accompanying Heritage, Design and Access Statement.

The Council's Conservation and Design Officer was formally consulted regarding the proposed works and considers the works to be acceptable. The comments cite that No's 3 and 4 Two Gates from one Grade II listed building. No. 3 is a former farm house and dates from the late 18<sup>th</sup> Century and has an attached barn and mistal to the rear which are constructed from local stone with a stone slate roof. They also have traditional details such as quoins and mullioned windows with the mullions to the ground floor being recessed which is a common detail to the Colne Valley.

The Conservation and Design Officer considers that No's 3 and 4 Two Gates are a good example of vernacular domestic and agricultural architecture. Together with No's 1, 2 and 5 Two Gates they illustrate that origins of Two Gates as a settlement separate from the centre of Slaithwaite. A former farm house, the relationship between the application site and the surrounding farmland is an important feature of its setting and the modern concrete hardstanding which has recently been demolished and removed detract from the setting of the listed building.

The Officer considers that the demolition of the garage would be beneficial to the setting of the listed building and new garage would have a neutral impact on the listed building and its setting.

As such there are minimal concerns regarding the proposal on heritage grounds and the application is considered to be compliant with Policy LP35 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

### Representations:

No representations have been received.

## 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:** 2020/90322

**Officer Recommendation:** Approve

## **Conditions**

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, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

Plans and specifications schedule:-

| <b>Plan Type</b>                               | <b>Reference</b> | <b>Version</b> | <b>Date Received</b>           |
|--|------------------|----------------|--------------------------------|
| Location plan                                  | 1106 (PL) 01     |                | 31 <sup>st</sup> January 2020  |
| Existing elevations, floor plans and site plan | 1106 (PL) 02     |                | 31 <sup>st</sup> January 2020  |
| Proposed elevations, floor plans and site plan | 1106(PL) 04      |                | 31 <sup>st</sup> January 2020  |
| Proposed boundary wall plans                   | 1106 (PL) 09     |                | 27 <sup>th</sup> February 2020 |
| Heritage, Design and Access Statement          |                  |                | 12 <sup>th</sup> February 2020 |

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. Whilst no negotiations have taken place, further details were requested with regards to the boundary wall in terms of a cross section and elevation drawing.

29<sup>th</sup> June 2020

**Report Dated:**

Coal – none