

**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: 2020/65/91236/W

Site Address: Gill Birks Farm, 5, Gill Birks, Meltham, Holmfirth, HD9 4DZ

Description: Listed Building Consent for erection of extension and alterations to attached garage/workshop to extend living accommodation (within a Conservation Area)

Recommending Officer: Nick Hirst

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: 02-Jul-2020

Application: 2020/91236

Site: Gill Birks Farm, 5, Gill Birks, Meltham, Holmfirth, HD9 4DZ

Proposal: Listed Building Consent for erection of extension and alterations to attached garage/workshop to extend living accommodation (within a Conservation Area) (Modified Proposal)

Site Description

Gill Birks Farm is a farmhouse with attached barn, having an L shaped footprint. The building is faced in stone with slate roofing. Within the right-angle formed by the L is surfaced parking, with the surrounding land being garden.

The site is within the Green Belt. Access from a lane that partly is shared by PROW MEL/41/50, the site is surrounded by open fields, bar no. 9 Gill Birks to the immediate east. To the north and west is a golf course.

Gill Birks Farm falls within the Wilshaw Conservation Area and is Grade 2 Listed (excluding the barn, although it is deemed listed by association), with the following listing description;

Farmhouse. Early C19, with recent alterations. Hammer dressed stone. Stone slate roof. Two storeys. Near central doorway possibly altered. To left is former 7-light window, with one blocked light, giving one 2-light and one 4-light window, to right is one 5-light window. At 1st floor level are five 3-light windows. Rear elevation is altered. Barn to left is altered and not included in the item.

Description of Proposal

Externally an existing timber shed, abutting the host building, is to be demolished. It is to be replaced by a natural stone extension, access externally at ground floor, with the roof forming a balcony accessible by the first floor. It is to project 2.3m and be 5.4m wide, set in from the barn's front and rear elevations by 0.5m. The first-floor balcony would be covered by a canopy, constructed in slates to match the host building. It would have a glazed balustrade on the north elevation, 1.0m in height. The side elevations of the first floor would have full height glazed panels).

Other external alterations include a garage door being replaced by glazing and the formation of new openings on the other elevation, including a rooflight and French doors to access the newly formed balcony.

Internally, the barn is to be converted into habitable space, extending the floor space of the house to facilitate a kitchen/diner, entrance hall, garage and bedroom suite. Currently it hosts garages, workshops a gym and annex.

Relevant Planning History

Application Site

86/00374: Listed Building Consent for extension to porch to form toilet, erection of new chimney, part re-roofing and formation of new windows & gable wall – Granted conditionally

86/00567: New chimney and gable wall – Granted Conditionally

86/01749: Conversion of storage space into self-contained – Permitted Development

91/00917: Erection of two storey extension – Conditional Full Permission

Note: Officers requested the historic file to review the extent of the works approved. It related to a modest two storey side extension which officers consider not to have been implemented. The grant of permission has expired.

91/00918: Listed Building Consent for erection of extension (within Conservation Area) – Consent Granted

2011/91539: Listed Building Consent for replacement of modern Georgian style door with a traditionally styled stable type door (within a Conservation Area) – Consent Granted

2019/90739: Listed Building Consent for erection of extension and alterations to attached garage/workshop to extend living accommodation (within a Conservation Area) – LBC Granted

2019/90738: Erection of extension and alterations to attached garage/workshop to extend living accommodation (Listed Building within a Conservation Area) – Conditional Full Permission

2020/91334: Work to tree within a conservation area – Granted

2020/91235: Erection of extension and alterations to attached garage/workshop to extend living accommodation (Listed Building within a Conservation Area) (Modified Proposal) – Ongoing (Allied Application)

Surrounding Area

9, Gill Birks, Meltham

2019/91985: Erection of stable block (within a Conservation Area) – Conditional Full Permission

2020/90665: Erection of stable block (modified proposal) (within a Conservation Area) – Conditional Full Permission

History of Negotiations

None required.

Representations

Final publicity date expired: 07.06.2020

No public representations were received.

Meltham Town Council: 'Resolved: That the council supported the application'.

Consultation Responses

K.C. Conservation and Design: Identified that the proposal would not cause harm to the heritage assets.

Planning Policy

Kirklees Local Plan (KLP)

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 is Green Belt on the LP Policies Map.

The site is within Wilshaw Conservation Area.

- **LP1** – Presumption in favour of sustainable development
- **LP2** – Place shaping
- **LP24** – 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, and 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 2** – Achieving sustainable development

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

Assessment

1 – General Principle

The host building is a Grade 2 Listed Building. Section 16 of the Planning (Listed Buildings & Conservation Areas) Act 1990 introduces a general duty for the protection of listed buildings. For development which affects a listed building or its setting the LPA should 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.

Paragraph 190 of the NPPF requires LPAs to identify the particular significant of a heritage asset which may be impacted via a proposal.

A concise understanding of the building's heritage value is its architectural form and setting as an example of a historic farmhouse.

2 – Considering harm and public benefit

The proposed works, including the internal alterations, are to the attached barn. While listed by association, it is not listed in its own right.

The proposed new openings are considered appropriate and respect the historic character of the building. This is subject to a condition requiring the rooflight to be 'conservation style' (to be attached to the allied PP). The internal works are the same as previously approved (and extant) permission 2019/90739. K.C. Conservation and Design previously stated the following commentary;

The impact of the proposed development on Gill Birks, which is listed grade II, and the Wilshaw Conservation Area, has been considered and there would be no harm. Conservation and Design therefore have no concerns about the proposed development on heritage grounds.

The difference between the previous and current application is the design of the extension.

The lower portion of the extension is to be faced in matching stone, securable via condition (again, to be imposed on the allied PP), and has an architectural form typical of a modest side extension to a historic barn. This is considered the case for the roof / canopy, which mimics the form of the host building. The decorative gable arch does not reflect the functional vernacular of the barn, and the glazed half and full height panels forming the balustrade / wall would be modern features. Nonetheless, while not a fully traditional form of extension, modern elements are not opposed in principle, subject to good design and subservience which does not conflict with the heritage value of the assets. It is considered that the proposed design is reasonable, is suitably

subservient. Furthermore, as noted the barn is listed by association, to the host building. The host building does have more decorative features, which the proposal would be more in keeping with.

On review of the current proposal, K.C. Conservation and Design concur with the above assessment and are satisfied that the proposal would not harm the heritage value of the Listed Building.

Giving weight to the identified heritage value of the building, being its architecture, and that the works are to the adjacent barn, officers are satisfied that there would be no harm to the heritage value of the building.

As no harm has been identified, consideration of public benefits is not required.

3 – Representations

No public representations were received.

Meltham Town Council: 'Resolved: That the council supported the application'.

Response: Comments in support are noted.

4 – Conclusion

The proposal is considered to represent acceptable works to a Listed Building and would comply with policy LP35 and Chapters 12 & 16 (Conserving and enhancing the historic environment) of the NPPF in terms of conserving the historic fabric, minimising conflict between the proposal and the heritage asset and sustaining the significance of the heritage asset. Furthermore, it is also compliant with Section 16 of the Planning (Listed Building & Conservation Areas) Act 1990.

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

Application Number: 2020/91236

Decision Authorisation: Delegated Powers

Officer Recommendation: Grant Listed Building 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 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 preserve the significance of the listed building and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing Grouped Plans and Elevations	(0-) 01	Rev. C	27.04.2020
Proposed Grouped Plans and Elevations	PL(02)	Rev. D	27.04.2020
Supporting Information	Design and Access Statement		27.04.2020
Supporting Information	Heritage Impact Assessment		27.04.2020

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 Planning 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.

No discussions have taken place as the plans as submitted are considered acceptable.

Report Dated: 01.07.2020

