

**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: 2020/44/94004/W

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

Description: Discharge conditions 3,5,8,9,12 on previous
permission 2020/90371 Listed Building Consent for
partial demolition of existing dwelling and erection of
replacement dwelling

Recommending Officer: Craig McHugh

DECISION – Details for condition 5 acceptable

**I hereby authorise the approval of the details of condition 5 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: 15-Sep-2021

Officer Report

Application: 2020/94004

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

Proposal: Discharge conditions 3,5,8,9,12 on previous permission 2020/90371 Listed Building Consent for partial demolition of existing dwelling and erection of replacement dwelling

An interim decision letter was issued on the 25th of February. It outlined the following situation:

Conditions discharged: 3, 8, 9, 12

Conditions not discharged: 5

The report for that decision is appended below.

Discussions continued on condition 5. Assessment is made on this condition below.

Condition 5 (roof structure)

5. Before the commencement of any works to the structure of the existing roof, details shall be submitted and approved in writing by the Local Planning Authority showing any components of the roof structure (including trusses, purlins and rafters) to be replaced and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. Such details to include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the method statement approved.

Reason: *For the avoidance of doubt as to what is being permitted and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.*

Assessment

Reports have been submitted by the oak framing contractor and structural engineer.

- Bespoak Structures carpenter's report received by the Local Planning Authority on 21/02/2021
- Alan Wood & Partners Structural Report TN001 – Rev A received by the Local Planning Authority on 22/07/2021

They demonstrate that the tie beams to both roof trusses and two existing undersized oak purlins require replacement. Six modern softwood purlins are also to be replaced. The oak framing contractor proposes using reclaimed oak after dismantling the frame and making new pieces to fit off site. The structural engineer proposes using new D40 Grade Oak and repairing in situ. New oak would make the alterations to the listed building easier to discern. The proposal has been clarified with the applicant that new oak is to be used as part of an in-situ restoration. A condition is therefore required to that effect.

Subject to a condition clarifying which method and materials are to be used, the proposed details are considered sufficient for the purposes of condition 5.

Decision Text

Condition 5 (roof structure)

You have submitted the following information:

- Bespoak Structures carpenter's report received by the Local Planning Authority on 21/02/2021
- Alan Wood & Partners Structural Report TN001 – Rev A received by the Local Planning Authority on 22/07/2021

This is acceptable for the purposes of condition 5. The condition requires the works shall be carried out fully in accordance with the method statement approved, for the avoidance of doubt to resolve discrepancies between the two reports as to which materials and methods are to be used, the approval of the details for this condition are themselves conditional upon the requirements set out below:

Conditions and Reasons

Replacement purlins and tie beams shall be in new D40 Grade Oak, repair works shall take place with the existing roof structure in situ supported by a scaffold cage.

Reason: For the avoidance of doubt as to what is being permitted and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

Report Dated:

15/09/2021

Appendix – Discharge of Condition Officer Report 24th February 2020

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020%2f94004>

This application relates to Listed Building Consent 2020/90371 for Listed Building Consent for partial demolition of existing dwelling and erection of replacement building. The application seeks to discharge conditions 3, 5, 8, 9 and 12.

Condition 3 – Chimney

3. Prior to occupation of the dwelling, the chimney to the western end of the existing building shall be reconstructed of ashlar masonry. No works to reconstruct the chimney shall take place until a sample of ashlar stone has been submitted to and approved in writing by the Local Planning Authority.

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 Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.*

Assessment of Condition 3

A sample of ashlar stone from Hill House Edge Quarry has been provided. The Conservation and Design Officer has confirmed that this material is considered acceptable for the purposes of Condition 3 and provided that reconstruction of the chimney is constructed from this ashlar stone and is retained thereafter, the condition shall be discharged.

Condition 5 – Roof

5. Before the commencement of any works to the structure of the existing roof, details shall be submitted and approved in writing by the Local Planning Authority showing any components of the roof structure (including trusses, purlins and rafters) to be replaced and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. Such details to include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the method statement approved.

Reason: *For the avoidance of doubt as to what is being permitted and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.*

Assessment of Condition 5

The Conservation and Design Officer has viewed the submitted information however satisfactory details with supporting evidence have not yet been

submitted. As such, at this time, the Local Planning Authority are unable to discharge condition 5 of Listed Building Consent number 2020/90371. Should you wish to submit the further information in relation to the above, please do so under current application number 2020/94004 within 3 weeks of this letter.

Condition 8 – lime mortar

8. All facing stonework shall be bedded on and pointed with lime mortar. Before work begins, sample panel(s) of all new and reconstructed facing stonework shall be provided on site showing the proposed stone types, sizes, colour, texture and pointing mortar mix, joint thickness and finish profile. Confirmation of the materials and methods shall be approved in writing with the Local Planning Authority, the works shall be carried out in complete accordance with the approved samples thereafter. The approved sample panel(s) shall be retained on site until the work is completed and the condition is discharged.

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 and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.*

Assessment of Condition 8

The Conservation and Design Officer has confirmed that the bedding and pointing mortar of 1 part NHDL 3.5 Lime to 1.5 parts Nosterfield Grit Sand to 1.5 parts Leighton Buzzard building sand is acceptable. Provided that the sample panel is retained on site until the works are complete, and the works are carried out and completed with the provided details and is retained thereafter, the condition shall be discharged.

Condition 9 – contract of implementation

9. No works of demolition or alteration by way of substantial partial demolition shall begin before evidence has been submitted to the Local Planning Authority of a binding contract for the full implementation of the comprehensive scheme of development and associated planning permission for which the contract provides.

Reason: *To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 asset and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.*

Assessment of Condition 9

A contract has been provided which has been confirmed by the Conservation and Design Officer as acceptable. Provided that the contract is adhered to throughout the development process this condition shall be discharged.

Condition 12 – flag stone floor

12. Prior to occupation of the dwelling, a flag stone floor shall be reinstated to the dining area, the flag stones shall precisely match those removed from the listed building in respect of size, colour and texture. No works to relay the flag stones to the floor of the dining area shall take place until a sample of Yorkshire stone flag flooring has been submitted to and approved in writing by the Local Planning Authority.

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 Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

Assessment of Condition 12

A sample of Yorkshire stone flag flooring sourced from Pennine Demolition was inspected on site by the Conservation and Design Officer on 11/12/2020. Provided that the works to relay the stone flag floor are carried out, completed and retained thereafter with the inspected finishing material, the condition shall be discharged.

Decision text

You have submitted the following information:

- Ashlar stone sample from Hill House Edge Quarry
- Sample panel of stonework with bedding and pointing mortar
- Construction contract (number JR02458)
- Flag stone sample form Pennine Demolition

Assessment of Condition 3 – reconstruction of chimney

A sample of ashlar stone from Hill House Edge Quarry has been provided. This material is considered acceptable for the purposes of Condition 3 and subject to the reconstruction of the chimney using this ashlar stone and its retention thereafter, the condition shall be discharged.

Assessment of Condition 5 – roof structure

The Conservation and Design Officer has viewed the submitted information however satisfactory details with supporting evidence have not yet been submitted. As such, at this time, the Local Planning Authority are unable to discharge condition 5 of Listed Building Consent number 2020/90371. Should you wish to submit the further information in relation to the above, please do so under current application number 2020/94004 within 3 weeks of the date of this letter.

Assessment of Condition 8 – sample panel of stonework and lime mortar

A sample panel of new and reconstructed facing stonework showing the proposed stone types, sizes, colour, texture and pointing mortar mix, joint

thickness and finish profile has been inspected on site. The sample panel, together with the lime mortar mix of: 1 part NHDL 3.5 Lime to 1.5 parts Nosterfield Grit Sand to 1.5 parts Leighton Buzzard building sand is acceptable. Provided that the sample panel is retained on site until the works are complete, and the works are carried out and completed in accordance with the sample panel and mortar mix and is retained thereafter, the condition shall be discharged.

Assessment of Condition 9 – contract of implementation

Details of a binding contract for the full implementation of the comprehensive scheme of development have been provided to the Local Planning Authority which has been confirmed by the Conservation and Design Team as acceptable. Provided that the contract is adhered to throughout the development process this condition shall be discharged.

Assessment of Condition 12 – flag stone floor

A sample of Yorkshire stone flag flooring sourced from Pennine Demolition was inspected on site by the Conservation and Design Officer on 11/12/2020. Provided that the works to relay the stone floor are carried out, completed and retained thereafter with the inspected finishing material, the condition shall be discharged.

Report Dated: 24th February 2020