

**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: 2020/65/94081/W

Site Address: King James School, St Helens Gate, Almondbury,
Huddersfield, HD4 6SG

Description: Listed Building Consent for the conversion of existing
Year 11 Dining Room into Science Lab with additional
external access steps to rear (Within Conservation
Area)

Recommending Officer: Katie Chew

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.**

Neil Bearcroft

AUTHORISED OFFICER

Date: 25-Feb-2021

Officer Report

Site Description

King James School, St Helens Gate, Almondbury, Huddersfield, HD4 6SG

King James School is located off St Helen's Gate Road in Almondbury. The school site comprises of a Grade II Listed entrance building attached to several other buildings which were constructed over numerous decades in a mixture of architectural styles. Materials are prominently natural stone.

The site is located within the Green Belt and within Almondbury Conservation Area. To the west of the built campus are associated playing pitches/facilities, with open countryside to the south and east. to the north is Almondbury centre.

Listing description –

ST HELEN'S GATE 1. 5113 (West Side) Almondbury Entrance block and extensions to north and north-west at King James' Grammar School SE 1714 45/9 3.3.52. II 2. The earliest buildings on the site (1610) no longer exist. Entrance block rebuilt by the master, Samuel Brook, some time between the Bishop's Visitations of 1743 and 1764. Hammer dressed stone. Pitched and sprocketed stone slate roof. 2 storeys. Tall hammer dressed stone stacks. 1st floor has one 4-light, 2 3-light and one 2-light stone mullioned sashes with glazing bars. Ground floor has one 4-light and two 3-light stone mullion sashes with glazing bars. 2-storeyed passage along rear added in 1848. Extension to north-west was built on the site of earlier buildings in 1848, with a dormitory above it, completed in 1849. Architect Richard Armitage (an old boy). Contractors Messrs Walter Capper and Jenkinson. Hammer dressed stone. Pitched stone slate roof: coped gable ends on cut kneelers. 2 storeys. Schoolroom below, dormitory above. 1-storey porch extension at north-west angle. South side has 2 ranges of 4-light stone mullioned windows with hoodmoulds, of which only one has all 3 mullions intact. West side has one 2-light window with Perpendicular Gothic tracery and stained glass, hoodmould over. North side has one range of 4-light stone mullioned windows with hoodmoulds, both with 2 mullions removed. Porch has gable coping on cut kneelers. Extension to north probably dates from circa 1848. Ground floor has a 4-light stone mullioned window with hoodmould, diagonally placed vertical iron bars and lead glazing bars with (apparently) old glass: ie it may well be a window re-used from the C18 building, or even the building of 1610. Interior The schoolroom of 1848 has a marble tablet to the Rev Alfred Easter (Master: 1848-76), to whose initiative much of the C19 recovery and expansion of the school was due. The school was founded in 1547, but in 1608 Thomas Beaumont of Whitley Beaumont secured a royal charter for it. In the C19 it expanded to take in boarders. In 1860 it acquired a covered playground (The Cloisters) which became a science laboratory in 1868 and was demolished in 1938. In 1880 the wing to the south (not included) was added, comprising a classroom with dormitory and master's room above, and kitchen with bedrooms for domestic staff. In 1883 further additions (also not

included) were made, comprising a new schoolroom plus classroom with dormitory and master's room above. Both these additions were designed by W S Barber of Halifax.

Description of Proposal

The application seeks Listed Building Consent for the conversion of existing Year 11 Dining Room into Science Lab with additional external access steps to rear (Within Conservation Area).

The proposal is to enable greater dining capacity located in one place, sufficient science laboratory classrooms to support the curriculum and safer, more efficient circulation and emergency exit routes.

The alterations proposed are summarised below and include:

- The installation of a hollow steel box section canopy painted in black within the existing 'sloping outdoor space' (previously used as a science garden) identified as no. 4 on drawing no. GA001. The canopy will have a clear glass or profiled polycarbonate sheet roof and will be erected on a hard landscaped area which will need to be levelled out and new paving is to be provided. The canopy is to measure approximately 7.3m x 7.6m, with a maximum height of around 4.1m. 2 new openings are also proposed within this area to provide a new circulation route throughout the school.
- Within the wing of the school identified as the 'Stable Block' the existing year 11 common room and café and kitchen are to be converted into a fully equipped science classroom with laboratory store and offices. The conversion will include internal remodelling and the exterior of the building will remain unchanged to the front. To the rear there will be the introduction of a pair of double-glazed doors and facing materials, this will also include the installation of a new flight of stairs which will provide additional circulation and an emergency exit route.
- Finally, the classroom and office and stores identified as nos. 2 & 3 on drawing no. GA001 are to be converted into additional dining space for students. The works will include the removal of some walls to open up the space to the existing dining room, and the double doors and window elements relating to the dining room extension works will use aluminium polyester powder coated double 'e' glazed windows and panelled entrance doors/flush escape doors. A set of new steps are to be installed down from the new dining area to provide an additional emergency exit route.

No changes are proposed to the existing access or car parking arrangements, and there will be no loss of existing soft/hard standing play areas.

History of negotiations/amendments received

No amendments have been requested in this instance.

Relevant Planning History

2020/90479 - Erection of external canopy for outdoor eating area & conversion of existing Classroom and Office to extend existing Main Dining Hall and external alterations (Within a Conservation Area). Pending consideration.

2020/92657 – Erection of 10 classroom teaching block and formation of car parking area with associated engineering and landscape works (within a Conservation Area). Approved 21st January 2021.

2019/90685 – Erection of first floor extension over existing school block, removal of two temporary classrooms and formation of car parking area (within a Conservation Area). Withdrawn July 2019.

2018/90957 – Variation condition 1 (timescale) on previous permission 2013/91392 for variation of condition 1 (timescale) on previous permission 2008/91773 for erection of classrooms and provision of new parking. Approved 16th May 2018.

2016/93894 – Discharge of conditions 3 (materials), 5 (landscaping), 6 (drainage), 7 (soakaway), 8 (surfacing) on previous permission 2013/91517 for erection of two storey sports pavilion and formation of car park (within a Conservation Area). Split decision 10th Feb 2017.

2015/93175 -Variation of condition 2. (plans) on previous permission 2013/91517 for erection of two storey sports pavilion and formation of car park (within a Conservation Area). Approved 1st December 2015.

2013/91392 – Variation of condition 1 on previous permission 2008/91773 for erection of classrooms and provision of new parking. Approved 26th July 2013.

2013/91518 – Conservation Area Consent for demolition of existing sports pavilion. Approved 23rd January 2014.

2013/91517 – Erection of two storey sports pavilion and formation of car park (within a Conservation Area). Approved 23rd January 2014.

2008/91773 – Erection of classrooms and provision of new parking. Approved 3rd July 2008.

2006/90573 – Renewal of previous permission for erection of temporary school unit (within the curtilage of a listed building)(within a Conservation Area). Approved 5th April 2006.

2006/90572 – Renewal of previous permission for erection of temporary mobile double classroom with ramped access and escape stairs (within the

curtilage of a listed building, within a Conservation Area). Approved 4th April 2006.

2005/92492 – Erection of temporary school unit (within a Conservation Area). Approved 3rd August 2005.

2004/93203 – Erection of temporary mobile double classroom with ramped access and escape stairs (within the curtilage of a listed building). Approved 10th September 2004.

2003/93941 – Erection of fencing (within the curtilage of a Listed Building). Approved 19th November 2003.

2001/90752 – Listed Building Consent for erection of music room and laboratory extensions and internal alterations. Approved 14th August 2001.

2001/90751 – Erection of music room and laboratory extensions (listed building). Approved 16th July 2001.

93/90804 – Roofing over courtyard to form extension. Approved 9th May 1996.

93/05860 – Erection of 5 bay modular laboratory accommodation. Approved 4th February 1994.

Enforcement –

COMP/14/0019 – Alleged breach of condition – breach regularised.

Representations

Final publicity date expires:

Press Notice – Expired 5th February 2021.

Site Notice – Expired 19th February 2021.

1 comment has been received in respect to the proposals, details are provided below.

- It is welcomed that KJS are looking to address the current woefully inadequate catering provision for students;

Officer note: Noted.

- The space is external, where will students be able to eat in the colder months as current and proposed internal space is not adequate, the space seems to offer less seating than the current internal warm heated areas;

Officer note: The Council can only assess the proposals as submitted based on their own merits.

- Why has not more external seating been proposed i.e. covered benches around the hard standing playground;

Officer note: The Council can only assess the proposals as submitted based on their own merits.

- How much is this costing Kirklees on top of the £5 million allocated for the new classrooms;

Officer note: This is not a material planning consideration for the application.

- The application is incorrect with regards to sections 17 a and b, protected species live within 100m of the development site;

Officer note: The Council's Ecologist has been consulted on the proposals and raises no objections to the scheme.

- The submitted design statement is incorrectly labelled A and B on the plans, they should be the other way round.

Officer note: Noted. However, as the details shown on the submitted formal plans are clear as to which area of the school is to be altered, an assessment can be undertaken by an officer on the application without requiring an amendment to this supporting information.

Consultation Responses

KC Conservation & Design: Comments received 5th January 2021. Concluded that the impact of the proposed development on King James School, which is listed grade II, and the Almondbury Conservation Area, has been considered and there would be minimal harm. Conservation and Design therefore have no concerns about the proposed development on heritage grounds.

Planning Policy Background

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 application site is unallocated in the Kirklees Local Plan but is located within the Green Belt, a Bat Alert Area, and Almondbury Conservation Area. The site also comprises of a Grade II Listed entrance building.

Kirklees Local Plan (LP):

- LP24 – Design
- LP35 – Historic Environment
- LP49 – Educational and Health Care Needs

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 19th February 2019, 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. Most specifically in this instance, the below chapters are of most relevance:

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

Summary of Principal Planning Issues

The following matters are considered in the assessment below -

- 1) Principle of development
- 2) Scale, design and visual impact of the proposed development

Principle of Development:

As the application is for Listed Building Consent, the only issues that fall to be considered are the impact that the development would have on the character and significance of the Listed Building.

Under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities must, in considering whether to grant Listed Building Consent for any works 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.

In this context preservation means not harming the interests of the building as opposed to keeping it unchanged. Furthermore Chapter 16 of the NPPF states that in determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. If harm would result this should not be allowed without a proportionate justification. This approach is affirmed by Policy LP35 of the Kirklees Local Plan, and also LP24 (a) which says that the form, scale, layout and details of development must respect the character of heritage assets.

Impact on Visual Amenity and Heritage Assets:

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24 states that all proposals should promote good design by ensuring the following:

‘the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape’ and that ‘extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers’.

Part of the application seeks to convert some of the existing buildings into an extended dining hall and a new science classroom. Whilst no major works are to take place, in some instance’s walls will need to be removed and new openings created for new fire exit routes. It is considered that given the minor changes proposed to undertake these conversions, these amendments would not cause significant or detrimental harm to the setting or significance of the Grade II Listed Buildings. In addition to this, whilst the proposed canopy will be somewhat large in scale and size it will not be attached to the building itself and therefore will not harm the fabric of the Listed Building, the canopy will also be viewed against the existing school and will be set down at a lower ridge height thus making the structure subservient in this location. A number of new openings are to be created to provide new fire exit routes and stairways to relieve pressure within the school. Whilst these new additions will alter the appearance of the building externally, it is considered that in this instance the proposals are required for the health and safety of students and staff, and that the new stairways and exit routes will be viewed against other existing and similar features throughout the school. It is therefore considered that the proposals would not have a significant and detrimental impact on the setting and significance of the Listed Building or on the Almondbury Conservation Area in this instance.

The Council’s Conservation & Design Officer was consulted on the proposals and has raised no objections to the works proposed in this Listed Building Consent application. It is therefore considered that the proposed alterations would not harm the fabric of the Grade II Listed Building, and that its significance is therefore conserved. On this basis, the proposed works are considered to accord with the requirements of Policies LP24 and LP35 of the Kirklees Local Plan.

Conclusion:

Paragraph 11 of the NPPF advises that Local Planning Authorities should be approving development proposals that accord with an up-to-date development

plan without delay. In this instance the proposed development is not considered to harm the fabric or significance of the Grade II Listed Building and it is therefore considered that there are no adverse impacts arising from the amendments that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development contained within paragraph 11 of the NPPF, and therefore listed building consent should be granted.

Recommendation:

Grant Listed Building Consent

Decision Authorisation – Delegated Powers

Application Number – 2020/94081

Officer Recommendation – Grant Listed Building Consent

Conditions & 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, to ensure that the works conserve the significance of the listed structure, to retain the significance of the designated heritage assets and to accord with Policies LP24(a) and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Web ID	Date Received
Location of Proposed Circulation through existing Stable Block	SK01	-	30 th November 2020
Existing Circulation Routes	SK02	-	30 th November 2020
Proposed Dining Hall Extension Option C – Ground Floor Plan	SK03	C_4	30 th November 2020
Existing & Proposed Elevations & Sections	SK04	-	30 th November 2020
Proposed Conversion of 6/7 th Form Dining Room into Science Lab (Ground Floor Stable Block)	SK05	C	30 th November 2020
Existing Dining Hall Ground Floor Plan	GA001	-	8 th December 2020
Existing Dining Hall Roof Plan	GA002	-	8 th December 2020
Proposed Dining Hall Roof Plan	GA003	-	8 th December 2020
Existing & Proposed Elevations & Sections	GA004	-	8 th December 2020
Proposed Dining Hall Extension (Demolitions/Asbestos)	Dem 01	-	30 th November 2020

Survey)			
Proposed Conversion of Yr 11 Dining Room into Science Lab (Demolitions/Asbestos Survey)	Dem 02	-	30 th November 2020
Location Plan showing area of proposed dining hall works	001/07	-	30 th November 2020
Location Plan showing area of proposed ancillary works	001/07	-	30 th November 2020
Measured Building	200330 FP-1	-	30 th November 2020
Measured Building	200330 FP-2	-	30 th November 2020
Measure Building	200330 FP-3	-	30 th November 2020
Measured Building	200330 FP-4	-	30 th November 2020
Elevations	200330 ELE	-	30 th November 2020
Sections	200330 SEC	-	30 th November 2020
Planning Statement – Supporting Information	-	-	30 th November 2020
Design & Access Statement – Supporting Information	-	-	3 rd December 2020
Heritage Impact Assessment – Supporting Information	-	-	3 rd December 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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments were requested as the proposals were considered to be acceptable as submitted.

Report Dated:
24/02/2021