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:	2021/65/90202/W
Site Address:	Stonebow House, 103, Northgate, Almondbury, Huddersfield, HD5 8UU
Description:	Listed Building Consent for erection of single storey rear extension to basement flat with internal and external works(within a Conservation Area)
Recommending Officer:	Lucy Taylor

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: 19-May-2021

Officer Report

Site Description

Stonebow House is a three-storey terrace building, located in Almondbury, Huddersfield. The property has a very traditional appearance, as do the neighbouring buildings and the majority of the other properties located in Almondbury village; with the walls constructed from natural stone and a tiled hipped roof erected above. The building has many use functions, including retail, office spaces, a salon, and several apartments. To the rear, the building benefits from an enclosed parking area.

Given the location of Stonebow House, it is situated within the Almondbury District Centre and within the Almondbury Conservation Area. It is also a Grade II Listed Building, given the following description:
'Early or mid C19. Ashlar. 3 storeys. Moulded eaves cornice and blocking course. Continuous 1st floor sill band. 5 ranges of sashes with glazing (some altered), central range slightly recessed. No 99 has an early C20 shop front.'
The adjoining buildings are also Grade II Listed Buildings.

Description of Proposal

Consent is sought for works to allow for a change of use to the basement of the building, from office space and one apartment to one large apartment and an extension to the rear, to facilitate the use of the basement as a single dwelling.

History of negotiations / amendments received

Amended plans were submitted by the applicant, although the principle of development remained the same with regard to both the size/scale of the proposed rear extension and the change of use, the submitted plans showed the proposed position of an external air source heating unit.

In addition, following a consultation with KC Conservation and Design further amendments were sought to the plans previously submitted, these included:

- The proposed windows becoming sash windows to match the existing new windows on the rear of the building, with the same thickness of double-glazing.
- The ogee downpipes should be round, to match existing.
- Clarity regarding the proposed flat roof with regards to material, thickness and height of the parapet.
- The flashings are to be fixed into mortar joints below the string course and not cut into the stone.
- Further clarity regarding the proposed access points both internally and externally.

Following these requests, amended plans were submitted by the applicant, these plans have been used in determining the overall recommendation of the application.

Relevant History

- **2018/91424** – *Stonebow House, 103, Northgate, Almondbury* – Listed Building Consent for replacement of windows and doors and internal alterations. *Consent granted 2018.*
- **2019/91857** - *Stonebow House, 103, Northgate, Almondbury* – Listed Building Consent for upper floor modifications. *Consent granted 2019.*
- **2021/90201** - *Stonebow House, 103, Northgate, Almondbury* – Change of use and extension to facilitate the use of the basement as a single dwelling. *Decision outstanding.*

Access Considerations

None.

Climate Change Emergency

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

In this instance the applicant has not submitted any supplementary statement or other information to explain how the proposed development would help to address or combat climate change effects.

It is noted however, that the proposal represents a change of use of an existing building in a sustainable location and that the proposed extension will be constructed from stone, considered to be a natural material. The works will provide for the full economic use of an existing building. The details plans also include an air source heat pump.

It is therefore considered that the development is compatible with the Council's target of promoting carbon reduction.

Consultation Responses

KC Conservation and Design – concluded that, the proposed works would result in slight harm to the significance of the building which are outweighed by the public benefits of bringing the whole building back into use.

Historic England – not necessary to consult

National Amenity Societies – no responses received.

Public/Member Response

The application has been publicised with a site notice and a press notice. No representations were received.

Date site notice expired: 30th March 2021

Publicity expiry date: 5th March 2021

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be 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).

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 February 2019, together with Circulars, Parliamentary Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

Chapter 16 (Conserving and Enhancing the Historic Environment).

Assessment

The proposal does not involve any external changes to the existing shop frontage of Stonebow House, the only alterations will be to the rear in the form of a single storey extension and internally within the building to facilitate the change of use to the basement. Therefore, the proposed changes will have no impact upon the principal elevation of the building or the neighbouring Listed Buildings from the front elevation visible within the Almondbury District Centre or the wider Almondbury Conservation Area.

The proposed rear extension is deemed appropriate visually, located away from the immediate streetscene of Almondbury's District Centre and of a subservient size, scale and single-storey height. Furthermore, the proposed extension is to be constructed from materials that match the existing appearance of the dominant building, including the more detailed fenestration details, which as closely as possible, also mimic those of the host building. The proposed glazed bi-folding doors are a new feature to the rear however, they are considered to be an appropriate modern intervention, minimal in comparison to the extent of glazing to the front of the building. The air source heat pump is discreetly sited above head height on the rear elevation. Through amendments to the scheme suitable details such as gutters have been secured. Thus, it can be concluded that the overall external works are acceptable.

The internal layout of the basement will be altered, with existing stud walls and modern fittings being removed and new stud walls and fittings installed to create a bedroom, en-suite, shower room and kitchen. The walls will be drylined and insulated, with adequate ventilation, and the ceiling will be lined and insulated. Due to the low headroom of the basement, the floor level will be reduced by 360mm to create habitable space and a concrete floor laid. Any stone flags that can be salvaged will be re-used for the patio.

The walls and ceilings of the basement have previously been over boarded and plastered, with no surviving architectural features of interest within this space. The proposed alterations to the layout, walls and ceiling are not considered to harm the significance of the listed building. The proposed removal of the stone flags does lead to slight harm, however the public benefits of providing habitable space and creating a sustainable use for the basement is considered to outweigh this harm.

A condition has been added to ensure that the proposed flashings be fixed into mortar joints below the string course and are not cut into the stonework, this ensures that the original features of the building are preserved as much as possible. Additional conditions are imposed requiring a sample panel of stone work, pointing and details of heads and cills to be approved. Prescriptive condition requiring the windows to be set back into reveal is also proposed. These are all required to ensure that the scheme as developed retains the significance of the listed building.

Overall, the significance of the building itself, lies predominantly in its age and as part of a group of similar surviving buildings within Almondbury's District Centre, upon consultation with KC Conservation and Design it was concluded that, for the reasons outlined above, the proposed works would not harm the character of the building or wider Almondbury Conservation Area.

Conclusion

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority shall 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 193 of the NPPF states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 196 goes on to state that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

The proposed extension is considered to lead to slight harm to the significance of the listed building by constructing a new addition onto the rear, however no visible architectural features will be altered or removed, and it is set partially below ground level, with the proposed railing obscuring it when viewed from the south. The flat roof is set below the cill level of the ground floor windows and central archway on the listed building. The air source heat pump would result in slight harm by introducing a mechanical feature to an external wall. The public benefits of bringing this vacant floor space into a sustainable and viable habitable use is considered to outweigh the slight harm (NPPF paragraph 196). In addition, the replacement of the existing basement windows on the rear elevation with timber sashes is an enhancement on the existing. It can also be suggested that the change of use of the basement into entirely residential use may help to preserve the building by ensuring that it all the floors remain in use and occupied. In turn, this may aid in keeping the building functioning into the future, rather than becoming vacant, which could have a detrimental impact on its upkeep. The air source heat pump has benefits of reducing the carbon footprint of the building.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the public benefits of the proposal outweigh any potential slight harm and is therefore recommended for approval.

Recommendation: Grant Listed Building Consent

Decision Authorisation - Delegated Powers
Application Number: **2021/90202**
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 ensure the satisfactory appearance of the development on completion, in the interests of the significance of the Almondbury Conservation Area and to accord to Policies LP24 and LP35 of the Kirklees Local Plan.

3. The external walls to the extension shall be constructed in natural stone walling to match the stone type, colour, finish and coursing of the existing rear elevation that it will adjoin. A sample panel (1 metre square) shall be prepared on site and approved in writing by the Local Planning Authority before work to commence the walling commence.. The works shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity, to preserve the significance of the listed building and to comply with Policies LP24 and LP35 of the Kirklees Local Plan.

4. The approved flashing shall be fixed into mortar joints below the string course and not cut into the stonework.
Reason: In the interests of visual amenity and to sustain the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

5. The new heads and cills for all new openings shall be of natural stone and shall replicate the heads and cills of the existing windows on the rear elevation in terms of stone type, size, tooling and section. A sample shall be left on site for the inspection and approval in writing by the Local Planning Authority before any heads or cills are installed. Thereafter the works shall be undertaken in accordance with the details so approved.
Reason: In the interests of visual amenity and to sustain the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

6. Pointing of the walls to the extension shall be carried out in mortar to match the re-pointing on the rear of the main building. A sample panel (1 metre square) shall be prepared on site and approved in writing by the Local Planning Authority before work to commence the pointing works commence.. The works shall be carried out in accordance with the approved details and retained thereafter.
Reason: In the interests of visual amenity and to sustain the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

Note for condition 6: weatherstruck, ribbon or strap pointing is unacceptable

7. All new window frames shall be set back in the reveal by 50-75mm and shall not be fitted flush with the external wall.
Reason: In the interests of visual amenity and to sustain the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Dat Rec**
Plans – Existing Elevations	PYNO-MWA-XX-XX-DR-A-0005	-	20.1

Plan Type	Reference	Version	Dat Rec
Plans – Existing Floor Plans	PYNO-MWA-XX-XX-DR-A-0004_First and Second Floors	-	20.1
Plans – Existing Floor Plans	PYNO-MWA-XX-XX-DR-A-0003_ Basement and Ground Floors	-	20.1
Plans – Existing Site / Block Layout	PYNO-MWA-XX-XX-DR-A-0002	-	20.1
Plans – Location Plan	PYNO-MWA-XX-XX-DR-A-0001	-	20.1
Plans – Proposed Elevations	PYNO-MWA-XX-XX-DR-A-0008_Proposed Elevations_S2_P4	-	18.5
Plans – Proposed Floor Plans	PYNO-MWA-XX-B1-DR-A-0007_Basement	-	20.1
Plans – Proposed Site / Block Layout	Stonebow House	-	1.4.
Supp Info – Conservation/Heritage Assessment	PYNO-MWA-XX-XX-RP-A-0002_HERITAGE_STATEMENT_S2_P3	-	18.5
Supp Info – Design and Access Statement	PYNO-MWA-XX-XX-RP-A-0001_DESIGN_AND_ACCESS_STATEMENT_S2_P3	-	18.5

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. Amendments were secured through the course of the application to provide suitable details of the proposed works. This decision is based on the amendments received.

Report Dated: 18.5.21