

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: 2021/65/90294/W

Site Address: Holmfirth Civic Hall Community Trust, Huddersfield Road, Holmfirth, HD9 3AS

Description: Listed Building Consent for erection of commemorative plaque (within a Conservation Area)

Recommending Officer: Sue Oakley

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.

Nick Grimshaw

AUTHORISED OFFICER

Date: 26-Mar-2021

Officer Report

Site Description

Holmfirth Civic Hall is a prominent Grade II listed civic building dating to 1842 and situated on Huddersfield Road, a main road running through the Holmfirth Conservation Area. It is constructed in natural stone with a high-quality ashlar façade with a moulded eaves course and a pair of projecting flat roofed wings. The building is set behind a small garden area with low stone walls and a wrought iron arch above a pair of stone gate piers, with a set of stone steps leading to the entrance doorway.

Description of Proposal

The installation of a green plaque is proposed, fixed to the external wall of the building to the right of the entrance doorway.

History of negotiations / amendments received

None.

Relevant History

None.

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.

The proposal is for the installation of an external wall plaque to the building. This work is not considered to have any impact on carbon emissions and

therefore it is felt that climate emergency requirements are not relevant in this instance.

Consultation Responses

Officer report has been compiled by the Conservation and Design Officer.

Public/Members Response

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

Date site notice expired: 17/03/2021

Publicity expiry date: 12/03/2021

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 installation of a green plaque is proposed, fixed to the external wall of the building at head height, to the right of the main entrance doorway, centrally between two windows and facing the street.

The painted cast iron circular plaque is 14" in diameter and it commemorates the transfer of the Civic Hall from Kirklees Council to the Holme Valley Parish Council. The proposal is to secure the plaque to the wall with the fixings set

into the mortar joints and not into the ashlar masonry to minimise damage to the building.

Although the plaque will add slightly to the clutter at the front of the building, it is fixed to a plain area of wall and does not detract from the architectural detailing. The applicant considers it to signify the importance of the building to the community as it commemorates the transfer of the building to the Parish Council on behalf of the people of the Holme Valley. Weighing up the low level of harm against the public benefits of celebrating this building, the proposal is considered to be acceptable.

Conclusion

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 plaque is small in scale and in a recognised format for celebrating the history and associations of historic buildings. It is considered that the slight harm caused by the addition of signage is outweighed by the public benefits of celebrating the building and its association with the people of the Holme Valley.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that any application for development must preserve the character and appearance of the listed building.

As the proposed works are minimal and justified, it is felt that the character and appearance of the listed building overall is maintained.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

This proposal is considered to preserve the character and significance of the conservation area.

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 the slight harm and is therefore recommended for approval.

Recommendation Grant Consent

Decision Authorisation - Delegated Powers

Application Number: - 2021/90294

Officer Recommendation: Grant Consent

Conditions:

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 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 the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Heritage Statement			27 January 2021
Design and Access Statement			27 January 2021
Photograph showing the location of the plaque			27 January 2021
Photograph of the plaque			27 January 2021
Location Plan			3 February 2021

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. The submitted plans are felt to be acceptable.

Report Dated: 26 March 2021