

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: 2021/44/90411/W

Site Address: 92, New North Road, Edgerton, Huddersfield, HD1 5QP

Description: Discharge condition 5 on previous permission 2020/91610 for Listed Building Consent for demolition and internal and external works (Within a Conservation Area)

Recommending Officer: Sue Oakley

DECISION – Grant discharge of condition 5 on Listed Building Consent reference 2020/9160.

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: 09-Apr-2021

2021/90411- Officer Report

This application relates to Listed Building Consent for demolition and internal and external works to 92 New North Road, Edgerton, Huddersfield HD1 5QP - 2020/91610. The application seeks to discharge the following condition:

5. Details of fixing methods for securing the balcony brackets into the masonry of the building, along with handrail details, shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.

Reason: *In the interests of visual amenity and sustaining 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.*

Assessment

The submitted details have been assessed by the KC Conservation and Design Officer.

With regards to discharging Condition 5, details have been submitted on Drawing Number DWG REAR BAL 01, an untitled engineering drawing which shows the construction details of the balcony and structural calculations document 186-25-CAL02. In addition, a document has been submitted describing the fixing methods of the balcony along with the handrail design. This document states that the existing fixings will be re-used, ensuring that no further damage is done to the masonry.

The condition was imposed to ensure that the significance of the listed building is not harmed by fixing the balcony brackets into the masonry and causing damage to it. In addition, the handrail details are required to ensure that they are simple in design and do not harm the character of the balcony. The information provided demonstrates that the existing balcony fixings will be used, and simple hardwood handrails are proposed. The proposal is felt to be acceptable.

The information provided is of sufficient detail to discharge condition 5. The Officer considers that it provides the necessary information to assess the impact upon the significance of the listed building and the details are found to be satisfactory.

Decision Text

You have submitted the following information:

- Untitled engineering drawing which shows the construction details of the balcony.
- Proposed rear balcony drawing DWG REAR BAL 01.
- Document detailing the balcony fixing method and handrail description.
- Structural calculations for the balcony, document 186-25-CAL02.

This is acceptable for the purposes of condition 5 of permission 2020/91610.
The approved details shall, from the completion of the works, be retained thereafter.

Recommendation and Authorisation Box

Report Dated:

9 April 2021
