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:	2021/44/90515/W
Site Address:	3, Two Gates, Holme Lane, Slaithwaite, Huddersfield, HD7 5UG
Description:	Discharge condition 10 on previous permission 2020/90371 for Listed Building Consent for partial demolition of existing dwelling and erection of replacement dwelling
Recommending Officer:	Craig McHugh

DECISION – Grant discharge of Condition 10 on the Listed Building Consent reference 2020/90371.

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: 08-Apr-2021

Officer Report

This application relates to Listed Building Consent for partial demolition of existing dwelling and erection of replacement dwelling– 2020/90371.

This application seeks to discharge conditions including those below as follows:

10. Before work begins to install the large windows and sliding timber doors to the former barn, drawings to a minimum scale of 1:20 on elevation and 1:5 on plan and in section fully detailing the replacement windows and sliding timber doors shall be approved in writing by the Local Planning Authority. The works shall be carried out in complete accordance with the approved drawings and so retained thereafter.

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

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: 24/03/2021

Publicity expiry date: 19/04/2021

Assessment

Detailed scale drawings of the proposed large window to the former barn and sliding timber door have been submitted.

The existing large windows are modern. As part of the conversion from a barn to part of the dwelling, the barn doorway was partly walled up and a sliding timber door was removed. The submitted details show a near full height window with a new timber sliding door. These would be an enhancement and better reveal the agricultural character of the barn element of the listed building.

Decision Text

Condition 10 states:

10. Before work begins to install the large windows and sliding timber doors to the former barn, drawings to a minimum scale of 1:20 on elevation and 1:5 on plan and in section fully detailing the replacement windows and sliding timber doors shall be approved in writing by the Local Planning Authority. The works

shall be carried out in complete accordance with the approved drawings and so retained thereafter.

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

You have submitted the following:

Lounge Window Detail 1106 (PL) 13 – Revision A

This is acceptable for the purposes of condition 10 and the installation of the large windows and sliding timber door. The condition requires the works shall be carried out in complete accordance with the approved drawings and so retained thereafter.

Report Dated: 08/04/2021