

**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: 2021/44/90563/W

Site Address: Rose & Crown, 43, Northgate, Almondbury,
Huddersfield, HD5 8RX

Description: Discharge conditions 4 and 5 on previous permission
2019/91519 for Listed Building Consent for internal
and external works, erection of extensions and
alterations to convert vacant public house into
convenience store (within a Conservation Area)

Recommending Officer: Sue Oakley

**DECISION – Grant discharge of conditions 4 and 5 on Listed Building
Consent referenced 2019/91519**

**I hereby authorise the approval/refusal* (delete as appropriate) 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: 12-Apr-2021

2021/90563 - Officer Report

This application relates to Listed Building Consent for internal and external works, erection of extensions and alterations to convert vacant public house at the Rose & Crown, 43 Northgate, Almondbury, Huddersfield HD5 8RX – 2019/91519. The application seeks to discharge the following conditions:

4. Prior to any above ground works or works to repair the existing building, a full schedule/timetable and full details of the works (including a method statement) to be undertaken to restore the existing building and a full phasing scheme for the entirety of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details. No works to repair the building shall take place until such measures have been agreed in writing with the Local Planning Authority.

Reason: *To ensure that the existing Listed Building is adequately protected and restored as part of the development process and so that the development preserves or enhances the Almondbury Conservation Area. This is to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and Chapter 16 of the National Planning Policy Framework.*

5. Notwithstanding the submitted facing material details, alternative facing materials for the walls and roof crown shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground works. The development shall thereafter be completed in accordance with the approved facing materials and retained as such thereafter.

Reason: *In the interests of the visual amenity and character and appearance of the surrounding Almondbury Conservation Area and to preserve the significance of the host building in compliance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and Chapter 16 of the National Planning Policy Framework.*

Assessment

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

A document has been submitted to discharge Condition 4. This includes details of each repair element to the listed building, including a timetable for each area of the work. A programme of works for the entire development has been provided.

The condition was imposed to ensure that the listed building is adequately protected and restored as part of the development process. The information provided is detailed enough to discharge condition 4 as it provides details of each element of the restoration and how it is programmed in the development process.

A document has been submitted to discharge Condition 5. The details include a stone sample for the external masonry of the extension, details of the ashlar

banding course, slate samples for the crown roof and details of the proposed render for the north facing gable of the listed building and the north and east elevations of the extension.

The condition was imposed to ensure that the external materials specified for the extension do not harm the character and significance of the listed building or the character and appearance of the conservation area. Additional samples have been provided for the restoration of the external masonry of the listed building.

The Officer considers that the information submitted provides the necessary information to assess the impact upon the character and significance of the listed building and the details are found to be satisfactory.

Decision Text

You have submitted the following information:

- Supporting information to discharge Condition 4, which provides details of repairs to each element of the listed building, including a timetable for each area of the work.
- Supporting information to discharge Condition 5, which includes a stone sample for the external masonry of the extension, details of the ashlar banding course, slate samples for the crown roof and details of the proposed render.

This is acceptable for the purposes of conditions 4 and 5 of permission 2019/91519. The development shall be carried out in full accordance with the approved details. It shall be completed in accordance with the approved materials and retained as such thereafter.

Report Dated:

12 April 2021
