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:	2021/65/90593/W
Site Address:	88, Handel Street, Golcar, Huddersfield, HD7 4AE
Description:	Listed Building Consent for erection of two storey rear extension with roof terrace with internal and external works (within a Conservation Area)
Recommending Officer:	Tom Hunt

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.

Neil Bearcroft

AUTHORISED OFFICER

Date: 11-May-2021

Officer Report

Site Description

2021/90593 – 88, Handel Street, Golcar, Huddersfield, HD7 4AE Listed Building

88 Handel Street is a Grade II listed, three storey, weaver's cottage located within a short terrace of other listed cottages (86 and 80 Handel Street), all within the Golcar Conservation Area. The buildings are constructed from hammer dressed stone with stone slate roofs and ranges of mullioned windows, with a smaller number of openings on the rear elevation facing the hillside. The rear of the building is set into the hillside, with a raised platform serving outside access from the second floor. To the rear is a PROW.

Description of Proposal

The application seeks listed building consent for the erection of two storey rear extension with roof terrace with internal and external works (within a Conservation Area)

The two storey extension would take up the rear yard conforming to its irregular boundary with its west facing rear elevation projecting by 6m, for its north elevation it would be angled 60 degrees to the east measured at 6.25m to a 0.9m section which joins the eastern elevation which extends 3.2m from the rear elevation of the host dwelling. It would be 6.5m width approximately fully spanning the rear elevation of the host dwelling.

It would have a ground storey window to its east elevation serving a bar/cellar room. There would be French windows with a wrought iron Juliet balcony opening in on the southwest elevation's first floor, serving a bathroom, gym and stud. Within the roof terrace, two skylights would serve rooms at first floor level and a light well would be provided to an existing room at first floor level. The terraced area would have stepped access from the footpath north.

The terrace area would be bordered by a stone parapet wall 900mm high for its southwest elevation and flashings are to be fixed to existing mortar joints not cut into the existing masonry. Materials proposed are stone to match, single ply membrane for its roof with decking over and timber windows and doors. This would entail two structural openings of the Listed Building to the new extension (one of which would be a re-opening of a previously blocked up opening to the ground floor).

Internal alterations – the relocation of a doorway is proposed at first floor level to create an en-suite likely to be a later partition.

History of negotiations/amendments received

The case officer considered the application on review and sought amendments after the Conservation & Design Officer's consultation response

to have a parapet roof detail and wrought iron railings and to receive more in-depth detail on the ventilation for the lightwell for avoidance of condensation and damage to the Listed Buildings.

Relevant Planning History

2021/90413 – Erection of two storey rear extension with roof terrace. (Listed Building within a Conservation Area). In progress.

2000/91410 – Proposal: Listed Building Consent for Removal of Partition Walls and Forming Internal Door Opening and Installation of Flame Flued Combination Boiler (Within A Conservation Area). Decision: CG - CONSENT GRANTED. Decision date: 14/08/2000.

86/05539 – Proposal: Listed Building Consent for installation of bathrooms and kitchens, new windows and general improvements (Within Conservation Area). Decision: CG - CONSENT GRANTED. Decision date: 27/01/1987.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

- Conservation & Design – No Objection

Public/Members Response

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

Site Notice Expired: 09/04/2021

Publicity expired: 26/03/2021

Policy

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

The site is in the Golcar Conservation Area on the Kirklees Local Plan.

Kirklees Local Plan (LP):

- **LP24 – Design**
- **LP 35 – Historic Environment**

Kirklees Council is currently in the process of producing its supplementary planning guidance on House extensions. Although this is at the draft stage, it

does need to be considered in the assessment of planning applications with some weight attached. The general thrust of the advice is aligned with both the Kirklees Local Plan and the National Planning Policy Framework, requiring development to be considerate in terms of the character of the host property and the wider street scene.

National Policies and Guidance:
National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19th February 2019, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial 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 host property is Grade II listed and the impact of the development on the listed building will be assessed as part of this listed building consent application.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that 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.

The impact of the development on the listed building needs to be considered in relation to Policy LP 35 of the Local Plan requires that development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset and of the NPPF Chapter 16.

The listed description of the host property is set out below, and a detailed assessment of the impact on the listed building is set out in the allied application 2021/90593.

> *Early to mid C19. Good weavers house. Hammer dressed stone. Pitched stone slate roof. Stone brackets to gutter. Cut footstones. Coped gable. 3 storeys. South elevation has: Ground floor: two 3-light stone mullioned windows (blocked). Central doorway. 1st and 2nd floors: each have one 6-light stone mullioned window and one 3-light stone mullioned window.*

The Listed Buildings No.s 86 and 88 are two mid C19 weavers cottages constructed of hammer dressed stone, pitched stone slate roof and 3 storeys. No. 80 is similar but is over 2 storeys being larger than the two former cottages combined. There is a further Listed Building to the east on the other

side of the PROW which is mid C19 constructed of hammer dressed stone and pitched stone slate roof and 2 storeys in height.

The proposed alterations and extension would be located on the rear elevation of the listed building next to the PROW footpath. It would remove the raised timber platform with metal/glass balustrade (previously not given consent) for a stone two storey extension to the rear sunk into the void between the Listed Building and the retaining wall of the PROW. The removal of an incongruous timber platform and its associated glass/metal balustrade would be of benefit to the setting of the Listed Buildings by use of a more appropriate stone structure with stone parapet walls 900mm height to be closer in appearance stone retaining and boundary walls in the local area.

It would further remove the stone structure lying underneath, mostly separated from the Listed Building but adjoining the PROW. The existing stone from the structure is to be reclaimed and reused if it is of suitable quality and likeness to match the existing building, such an approach is considered to be acceptable.

The flashings to the new flat roof would be fixed to the existing mortar joints not cut into the existing masonry which would be of some benefit to the Listed Building removing the stone fixings for the timber beams and raised platform.

Two structural openings are proposed from the house into the new extension, one on the ground floor where no historic openings will be disturbed, and access on the first floor where a previously blocked up opening will be reinstated to create access into the extension; the relocation of a doorway proposed at first floor level to create en-suite was not of concern to the Conservation & Design Officer as it is likely to be a later partition.

An internal lightwell is proposed to provide borrowed light to the en-suite and gym and which is acceptable as the mullioned windows of the house is retained within this space. A low level roof ventilator adjacent to the roof light in matt black would provide ventilation to the void with dimensions of 300mm in diameter and flush mounted which was reviewed by the Conservation & Design Officer and found acceptable for reducing risk of condensation to the host dwelling.

Views of the listed building’s proposed extension are mainly limited from the PROW facing west and it is considered that the insertion of a two storey extension would be appropriate due to its minimal impact on views on the surrounding listed buildings being part subterranean. This would not appear incongruous within its setting and interfere with views of the streetscene supported by the parapet wall detail and black wrought iron railings to harmonise with its setting more so than the glass balustrade and grey metal features which is a modern addition.

The proposal is considered to ensure that the setting of the listed building is preserved and no objections had been raised by the Conservation & Design Officer with regards to harm to the listed building.

The proposed two storey nature of the extension combined with its roof terrace and being constructed under the current void below the pre-existing roof terrace would ensure that it would appear subservient to the host property. The design, whilst constructed of matching stone, wrought iron railings to similarly timber framed doors and windows to the host dwelling for the southeast elevation and limited sections of glazing to the roof, is considered to be acceptable given its simple overall form and discrete location on the rear of the building. The rear extension would have minimal visual impact and is considered to be acceptable.

The pointing to the extension should be flush and not strap or weather struck pointing this can be secured by condition on the planning permission.

To sum up, the measures taken to enhance the Listed Building and its setting are to reopen a block up opening, retain existing historical openings within the extension, support the PROW retaining wall more appropriately with the extension than the current raised timber decking, use of ventilation provided by the ventilator fan, provision of increased thermal insulation from the stone materials and reduction of the mass from the stone structure causing damp ingress.

Paragraph 193 of the NPPF requires 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.

The harm caused by the development is considered to be less than substantial, however the proposal would provide additional living accommodation for the occupiers ensuring that it remains in a long term viable use. In addition the existing raised platform is incongruous in material, is fixed to the stone itself of the Listed Building and has an underlying structure underneath in poor condition without pointing and both do not contribute to the significance of the listed building. The proposed new extension is of a design that relates better to the listed building. As the proposed extension is at the rear of the property, constructed in natural materials to reflect the character of the main house, with stone walls characteristic of the setting of the Conservation Area and existing historic details are retained within the extension. It is therefore considered that the proposal bring public benefits which outweigh the harm to the listed building.

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 existing raised platform is made of timber decking, timber supporting beams and metal/glass balustrade, the proposed rear extension would replace this for a more substantial stone structure with passive daylighting inferred from the skylights and lightwell. This would provide improved thermal performance, reduce reliance on electric lighting through daylighting provision, and provide increased support for the adjacent PROW in relation to the Listed Building. The Listed building will benefit from the works as it will relive the burden of approximately 2.5m of retained earth to the rear, eliminating damp ingress, reducing heating expenditure and further preserving the structure.

Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation **Grant Consent**

Decision Authorisation - Delegated Powers

Application Number: 2021/90593

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, to preserve the setting of the Grade II listed building and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP24 and 35 of the Kirklees Local Plan and Policies in the National Planning Policy Framework.

NOTE: The hereby approved listed building consent should be read in conjunction with the decision on planning application 2021/90413.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Plans - Grouped Plans and Elevations	Existing Floor Plans Elevations and Site Plan. Drg. no. 007-21-PL01. Dated: 22.01.2021.		03/02/2021
Plans – Location Plan	Location Plan. Drawing No.: 007-21-PL04. Dated: 22.01.2021.		03/02/2021
Plans – Proposed Elevations	Proposed Elevations. Drg. No. 007-21-PL03. Rev B. Dated: 22.01.2021.	B	21/04/2021
Plans – Proposed Floor Plans	Proposed Floor Plans, Elevations & Site Plan. Drg. no. 007-21-PL02. Rev B. Dated: 22/01/2021.	B	21/04/2021

Supp Info – Design and Access Statement	Design & Access/Heritage Statement		17/02/2021

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 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 case officer undertook negotiations with the applicant to secure amended plans to minimise impact on the Listed Building and the Conservation Area as advised by the Conservation and Design Officer.

Date 4/5/2021