

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:	2021/65/91799/W
Site Address:	14, Parkwood Road, Longwood, Huddersfield, HD3 4TT
Description:	Listed Building Consent for demolition of existing porch and associated external and internal works.
Recommending Officer:	Sam Jackman

DECISION – CONSENT GRANTED

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.

John Holmes

AUTHORISED OFFICER

Date: 24-Nov-2022

Officer Report – 2021/91799 – Listed Building Consent

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021%2F91799>

SITE DESCRIPTION

14 Parkwood Road, Longwood a semi-detached stone property with a stone slate roof. The property and its neighbour are both Listed Buildings and historically part of the Dye Works located to the rear, now demolished and replaced with housing.

The property itself appears to have been 3 cottages, with the south facing elevation being double fronted 2- storey weavers' cottages and the back half being 2, 3-storey properties, where the back NW property is only linked internally to the remaining property in the attic area.

The property has a glazed front porch, a small walled front garden with only a path width to the rear. The property benefits from land to the south at the front of the property which is a grassed area with a single garage located to the west boundary along with some stone outbuildings.

The following is the listing description.

Early to mid C19. Formerly back-to-back group, part of row. Hammer dressed stone (part rendered). Pitched stone slate roof. Copings to gable to each on moulded footstones. Paired stone brackets to gutter. 2 and 3 storeys. South elevation: Ground floor: two doorways in modern porches; three 4-light stone mullioned windows; one 3-light stone mullioned window. First floor: two 4-light stone mullioned windows; one 5-light stone mullioned window (1 light blocked and 1 jamb removed); one 6-light stone mullioned window (2 lights blocked and 2 jambs removed). North elevation: No 16: Ground floor: two entrances with stone surrounds and tie-stones; two 3-light stone mullioned windows (one has both mullions removed). First floor: two 6-light stone mullioned windows (one has 1 mullion removed and one has 2 mullions removed). Continuous pronounced sill band. No 14: Ground floor: two entrances with stone surround; two casements with stone surround (possibly former 2-light windows). First floor: three casements with stone surround, as above (centre window altered). Second floor: one 3-light stone mullioned window; one 8-light stone mullioned window.

DESCRIPTION OF PROPOSAL

The proposal is for Listed Building Consent to demolish the front entrance porch and replace the existing single garage with a double garage and various internal works to the property.

The detached garage would be approx. 20.5m away from the property located on the site of the existing single garage. It would be built from stone with a stone slate pyramid style roof.

The measurements of the proposed garage are as follows:

- 6.3m by 6.3m
- 2.4m in height to the eaves; 4.5m in overall height

The proposed materials are stone with a stone slate roof.

Various internal works including new door openings, new staircases to the attic space, removal of the existing bathroom, new utility, WC, removal of some stud walls to create 4 bedrooms all with en-suites, with 3 reception rooms, an office and 2 mezzanine snugs in the attic space. Within the roof slope 7 new rooflights would be created along with install Tyvek breathable roof felt new rafters and re-use tiles if suitable, ventilation provision at eaves & ridge level.

Replacing gable render.

HISTORY OF NEGOTIATIONS/AMENDMENTS RECEIVED

The original plans showed a large amount of demolition removing key historic features within the building, following objections from Historic England and the Georgian society, further amendments were received, which still included the removal of the front staircase to make it open plan living.

Various elements for the proposal have now been removed which include the replacement porch, replacement of all windows & doors, a damp proof course, underfloor heating, steam clean external walls, replace heads lintels & mullions that require to be replaced. Internal lime rendering and ventilation provision at eaves and ridge level. Also the chimney stack is being retained.

Further amendments have been received to retain the staircase and a new internal layout. Followed by amended plans to rectify discrepancies in the drawings regarding demolition works. The decision has been based on these amended plans and supporting information.

RELEVANT HISTORY

Allied Planning application - 2021/91798 - Pending consideration.

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021%2F91798>

94/91690 erection of stable and garage refused

(1) The proposed garage by virtue of its site, materials and design would be detrimental to the visual amenities and character of the

adjacent Longwood Conservation Area and the Green Belt in which it lies and would detract from the setting of the nearby Grade II Listed Building contrary to policies D8, BE1, BE3 and BE6 of this Council's deposit draft Unitary Development Plan.

PUBLIC/MEMBERS RESPONSE

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter.

As such, we have publicised this application via press advert and site notice which expired on the 18.6.21, whereby no representations have been received.

The joint press advert & site notice for 2021/91798 & 2021/91799 related to Listed Building consent and affecting the setting of a Listed Building. Albeit the property is close to Longwood Edge Conservation Area, it was considered the distance was sufficient not to be considered as affecting the setting of the Conservation Area as the majority of the works related to internal works, the porch was small in scale and the garage was over 60m away.

The amended plans were considered to make marginal changes to the proposal's design (reductions & related to internal works) and as such were not publicised on the basis it was considered the plans as advertised adequately alerted the public to the nature of the proposed development.

CONSULTATION RESPONSES

K.C. Conservation & Design – raised objections to the initial plans, which have been amended twice, subsequently Conservation & Design now support, subject to conditions.

Historic England – Historic England previously expressed concerns about the impact of the proposals on the significance of the listed building at 14 Parkwood Road. They considered the cumulative impact of the proposed alterations would cause considerable harm to the building and recommended that the scheme was amended to reduce the level of harm.

Further comments were received following amended plans whereby they advise they welcome the amendments which have reduced the harm to the listed building through a greater retention of historic fabric and the historic planform. The proposals would still cause some harm to the listed building, and they recommend consultation with the Council's specialist Conservation Officers on the detail of the scheme. In determining the application they state the LPA should be satisfied that this harm has a clear and convincing justification and consider it against the policies of chapter 16 of the National Planning Policy Framework.

Georgian society – state that the revised plans are an improvement of what was originally submitted.

They note that the Heritage Statement attempts to justify the proposed alterations. They consider the majority of the proposed works have been appropriately justified, however still have concerns regarding the removal of the 19C staircase. Whilst they accept that this building has been altered internally over the last 200 years, the location of the staircase is of historic importance, and better reveals the original planform which will be forever lost if its removed. The Georgian Group maintains its objection to this aspect of the scheme. They recommend that a revised ground floor plan should be produced, retaining this important historic fabric.

POLICY

The site is designated as Green Belt on the Kirklees Local Plan, is a grade II Listed Building and in close proximity to Longwood Edge Conservation Area.

The following policies are therefore considered to be applicable in the consideration of this application: -

Kirklees Local Plan (LP):

- **LP 1**– Achieving sustainable development
- **LP 2** – Place shaping
- **LP 24** – Design
- **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 21st July 2021, 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 12** – Achieving well-designed places
- **Chapter 16** – Conserving and enhancing the historic environment

Legislation

The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990

ASSESSMENT

Principle of development:

Listed building & Conservation Area

The property is a Listed Building and within close proximity to Longwood Conservation Area, where Policy LP35 requires that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to ensure that the proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.

In terms of national planning Policy Chapter 16 of the NPPF needs to be considered which in paragraph 199 states: *“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...”*. Chapter 16 further details that an assessment has to be made in relation to the level of harm (if harm accrues) and that any harm must be outweighed by public benefit of the proposal.

Paragraph 200 requires that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 201 states 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 building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires the Local Planning Authority to ‘have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which it possesses’.

In terms of impact on the Listed Building the removal of the poorly designed entrance porch would have an acceptable impact on the front elevation of this Listed Building, where the Council’s Conservation Team have no objections to the proposal, subject to conditions.

Within the adopted SPD, Key Design Principles 1 and 2 are relevant to the consideration of the principle of the development & visual amenity and are considered within the following report. These policies state the following:

- Principle 1 – that “extensions and alterations to residential properties should be in keeping with the appearance, scale, design, and local character of the area and the street scene.”

- Principle 2 – that “extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail.”

An allied planning application has been submitted under application 2021/91788 which specifically assess the impact of the development on the listed building.

Impact on visual amenity and Listed Building:

As the proposal is within the grounds of a listed building the impact of the development will need also to be assessed against national policy in Chapter 16 of the NPPF and the general duty in Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

No 14 is a grade II listed 3- storey semi-detached weavers' cottage, previously 3 properties, located on the edge of open countryside.

The replacement of the single garage with a double garage would be over 20m from the house and albeit not considered to be within the original curtilage of the host property and within a rural farmyard setting. This area has been fenced off since 2009, however, has not been domesticated apart from the grass has been cut frequently. Therefore, the replacement garage in this location is considered to be acceptable, provided that the existing access is retained as a grass track to retain its rural feel and not be re-surfaced, given that it's not within the original domestic curtilage of the property.

With regards to the Kirklees SPD for household extensions & alterations it is considered the replacement garage which is 100% larger than the existing garage it is considered to be subservient in footprint and scale to the host building and the land with which it sits in, taking into account other extensions and existing outbuildings. It would be set away from the building and Parkwood Road so that it would not impact on the street scene; and preserve a reasonable private amenity space appropriate to the potential number of occupants of the house and follow a general principle that no more than 50% of garden space should be lost. It is therefore concluded this element of the scheme does not have a detrimental impact upon the setting of the listed building.

With regards to the internal works to the property, various amendments have been submitted in order to protect the fabric and layout of the building.

The main works are to incorporate the rear back left property into the so that the historic 3 properties work as one family home. This includes creating a new door way at ground floor located between the two existing doors. The existing external door will be converted into a window, these works are minor. Also at ground floor to the left of the existing entrance the door area will be widened, albeit the agent has indicated any steel works above this opening, along with a small stud wall being removed to the right of the staircase. The

existing kitchen to the left of the front door will be relocated to the right hand side of the property so will be adjacent to the newly created cloak room & utility.

At first-floor approx. 7 stud walls will be removed firstly to the family bathroom and bedroom at the front to provide a new snug area and corridor seating area. At this point the existing bathroom window would be extended to the floor. At the rear of the property to the separate unit the bedroom & bathroom would be reconfigures to create 2 en-suite, this also involves a new opening at the rear to provide access to the bedroom to the right which hasn't been included in the demolition plan. In order to provide 2-ensuites the existing rear staircase will be extended straight forward so that access can be gained to the first-floor landing. A new opening will also be created to the front bedroom to access the dressing area and en-suite.

Within the second floor and front attic, two bedrooms would be created with new staircases to a gallery landing incorporating a snug area & en-suite. On this floor the existing door opening will be reduced and a new stud wall to enclose the existing staircase.

These alterations would have some impact on the fabric of the building however, they have been reduced compared to the original proposal, where the Conservation Area officer is in principle happy with the proposal subject to various conditions:-

1. Prior to commencement of any works to windows and doors, full joinery details to be submitted for approval at a scale of 1:10.
2. All window glazing shall be of a thickness no greater than 16mm.
3. All window surrounds to the heads, cills and jambs shall be finished in burnt sand mastic only
4. There shall be no use of filler or expandable foams in any part of the proposed works. This includes the fitting of any new windows and doors.

Conditions 1,2, 3 & 4 appear to only relate to a couple of windows, one to the gable and the rear ground floor door to a windows, but would cover the remaining property if the applicant intend to replace all the windows.

5. Full details of all structural works shall be submitted for approval. This shall include a supporting structural report clearly setting out all essential works – This is in relation to the proposed fitting of steel beams to all window openings, which there is insufficient detail on.
6. All repointing work shall be undertaken using lime mortar which will be formed of quicklime base (CL90). All aggregates shall be locally sourced, to be well graded and ensure a good mix ratio.
7. Removal of render shall be undertaken using hand tools only (i.e hammer and chisel)
8. Any plastering to the extant historic fabric, shall be undertaken using lime plaster only.

9. There shall exclusively be no use of cement or concrete in any part of the proposed works. This includes any works within the curtilage of the building.
10. There shall be no use of any non-permeable artificial insulation materials including Kingspan, Celotex, Rockwool, Recticel, Ecotherm, Ballytherm or similar.
11. All insulations to be used shall be entirely permeable and not make use of a vapour barrier.
12. There shall be no fitting of any form of damp proof coursing to any part of the building.
13. All scaffolding shall ensure that it has protective nylon end caps.
14. With the works involving removal of section of wall, this shall be undertaken by hand only. This shall not make use sledgehammers or cutting tools. Works shall be undertaken by hand only.
15. There shall be no cleaning or blasting of any part of the stonework/ masonry.

Other elements that should also be included are

16. The rooflights should be Conservation Area style
17. The roof tiles shall not be turned
18. Existing tiles to be reused, any new tiles shall be stone slates to match.

These conditions are considered to be reasonable given the initial planned works and limited information on the drawings. Within their latest consultation response, in response to the third set of amendments, the Council's Conservation Team set out that they consider that subject to conditions to secure high quality work is undertaken, the development would safeguard the Listed Building. Within their response dated 20th May 2021 English Heritage provide advice and confirm that subject to the Council's Conservation Team being satisfied with the development, they have no objection to the principle of the development.

The Georgian society's latest response sets out that the majority of the proposed works have been appropriately justified, however they still have concerns regarding the removal of the 19C staircase. Within their latest consultation response the Georgian Society recommendation is that it maintains its objection to this aspect of the scheme and they consider that a revised ground floor plan should be produced, retaining this important historic fabric.

This aspect of the scheme has been removed in the latest amended scheme, the Council's Conservation Team are satisfied the scheme does not lead to harm subject to inclusion of the conditions recommended within their response and appended to this report. As such it is concluded that the development would not lead to harm to the setting / fabric of the listed building subject to inclusion of the recommended conditions and objection raised by

the statutory consultee to one aspect of the scheme has been addressed by no longer including its removal and thus their objection lifted.

Therefore, the proposal is concluded to be in accordance with Policies LP24 & LP35 of the Kirklees Local Plan along with policies within chapters 12 and 15 of the National Planning Policy Framework and the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Representations:

It should be noted that no representations have been received as a result of site publicity.

The amended plans were considered to make marginal changes to the proposal's design (reductions) and as such were not publicised on the basis it was considered the plans as advertised adequately alerted the public to the nature of the proposed development.

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.

Decision Authorisation - Delegated Powers

Application Number: 2021/91799

Officer Recommendation: APPROVE

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 and so as to ensure the satisfactory appearance of the development on completion, and

to accord with Policies LP1, LP2, LP24 & LP35 of the Kirklees Local Plan, and to accord with policies within chapters 12, and 16 of the National Planning Policy Framework.

3. The external walls and roofing materials of the detached garage hereby approved shall be stone and stone slate roof to match those used in the construction of the host property and retained thereafter.

Reason: In the interests of the significance of the listed building and to accord with Policies, LP24 & LP35 of the Kirklees Local Plan and to accord with policies within chapters 2, 12, 13, 14 and 16 of the National Planning Policy Framework.

4. Prior to the commencement of any works to the structure of the existing property, a structural engineering report including a method statement shall be submitted to, and approved in writing by the Local Planning Authority. The report shall clearly set out all essential works and include the proposed fitting of steel beams to any windows and new internal openings. The development shall be carried out in accordance with the structural engineering report and method statement. The development shall not be brought into use until the approved structural engineering report and method statement has been completed. The approved structural engineering report shall be thereafter retained.

Reason: In the interests of sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

5. All repointing work shall be undertaken using lime mortar which will be formed of quicklime base (CL90). All aggregates shall be locally sourced, to be well graded and ensure a good mix ratio.

Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

6. The removal of render shall be undertaken using hand tools only (i.e hammer and chisel).

Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

7. Any plastering of stonework shall be undertaken using lime plaster only, ensuring there is a sufficient mix of animal hair.

Reason: In the interests of the sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

8. No cement or concrete shall be used as part of the development hereby approved.

Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

9. All insulation material to be used within the development hereby approved shall be entirely permeable. No non-permeable artificial insulation materials including Kingspan, Celotex, Rockwool, Recticel, Ecotherm, Ballytherm or similar shall be used and all installed insulation shall not make use of a vapour barrier.

Reason: In the interests of the sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

10. There shall be no installation of any form of damp proof coursing to any part of the development hereby approved.

Reason: In the interests of the sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

11. All scaffolding used in the construction of the development hereby approved shall ensure that it has protective nylon end caps.

Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

12. The removal of walls shall be undertaken by hand only with no use of sledgehammers or cutting tools.

Reason: In the interests of the sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

13. There shall be no cleaning or blasting of any part of the stonework/masonry.

Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

14. All rooflights shall be Conservation rooflights, to ensure they sit entirely flush to the roof plane and retained thereafter.

Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

15. The roof tiles shall not be turned as part of the development hereby approved.

Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

16. The existing roof tiles shall be reused, any replacement roof tiles shall be reclaimed natural stone slate laid in diminishing courses to precisely match the existing roofing materials adjacent in respect colour and texture.

Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

17. Prior to commencement of any works to windows and doors, full joinery details to be

submitted for approval at a scale of 1:10. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

18. All window glazing shall be of a thickness no greater than 16mm.

Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

19. All window surrounds to the heads, cills and jambs shall be finished in burnt sand mastic only.

Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

20. Prior to the commencement of any works to enlarge the gable window, drawings to a minimum scale of 1:20 on elevation and 1:5 on plan and in section fully detailing the replacement window shall be submitted to, and 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: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan 1:1250	(EX)003		21.5.21
Block Plan 1:200	(20)003		24.11.22
Existing floor plans and elevations	(EX)001		30.4.21
Historic floor plans and elevations	(EX)002		30.4.21
Existing garage	(EX)004		14.5.21
Site photos			14.5.21
proposed layout & elevations of the detached garage	(20)002		21.5.21
Proposed cross section	(70)005		14.10.22
Proposed floor plan indicating demolition	(70)003		14.10.22
Proposed floor plan indicating new build	(70)004		14.10.22
Proposed elevations	(30)001		14.10.22
Design & Access Statement	Rev C		14.10.22
Schedule of works	ODS_21/312	E	8.11.22

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 Case Officer requested amended plans during the process of the application to seek an amendment which would reduce the impact of the development on the character of the Listed Building. This decision is based on the amended/additional documents submitted.

Recommendation and Authorisation Box

Report Dated:

18.11.22

Coal – none

