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:	2021/65/91852/W
Site Address:	161, Trinity Street, Huddersfield, HD1 4DZ
Description:	Listed Building Consent for internal and external alterations (within a Conservation Area)
Recommending Officer:	Craig McHugh

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.

Teresa Harlow

AUTHORISED OFFICER

Date: 21-Oct-2021

Officer Report

Site Description

No.161 Trinity Street forms part of the grade II listed building 141-161 Trinity Street (odd numbers), which is a residential terrace dating from the mid-19th century designed in the neo-classical style. They are two storey and have ashlar front elevations with hammer dressed rear elevations. They have pitched slates roofs and a moulded eaves cornice and blocking course above. To the ground floor front, they have canted bays with Tuscan piers, moulded cornices and blocking courses above. Doors have moulded panels framed by Tuscan pilasters, full entablatures and blocking courses, except for Nos 145, 147 and 149's which have stone frames, moulded cornices and blocking courses. They have service passage entrances providing access to the rear yards (except for Nos 141, 157 and 159) with moulded voussoirs and imposts. The passage to No.161 has been blocked with a leaded window and the space incorporated internally into the dwelling. Where original window designs survive, they are timber sliding sash windows. No.161 retains modified original bay window frames incorporating leaded glazing to match that in the blocked passage. The remaining windows are top hung timber casement windows with double-glazed units. Nos.155-161 have two storey rear extensions with flat roofs, constructed c.1907-1922.

No.161 retains a high proportion of internal features of architectural interest including the main stair and attic stair, marble fireplace to the lounge, panelled doors and moulded door surrounds throughout, deep cornices, skirting and picture rail to the ground floor reception rooms and hallway and a ceiling with moulded floral corners to the lounge.

To the front the listed terrace has a mix of railings and dwarf walls and stone gate piers. To the rear is a back street wide enough for vehicles. The properties have high stone boundary walls, to many sections of wall have been removed to create parking spaces and garages including no.161 which has a level parking space.

Attached to the terrace at the west end is the grade II listed 163 Trinity Street, which is constructed of similar materials but executed in the gothic style. Attached to the terrace at the east end are nos. 133 to 139 constructed of similar materials but of a utilitarian design. No.131 forms that east end of the terrace and is constructed of similar materials and designed in the gothic style.

The property is located within the Greenhead Park and New North Road Conservation Area.

Description of Proposal

Listed Building Consent for internal and external alterations (within a Conservation Area)

The works comprise:

- Replacement of two windows to the rear elevation
- Replacement of rear door
- Installation of two rooflights
- Formation of new doorway in hallway for boiler room
- Installation of five bathrooms
- Alterations to the attic stair
- Removal of roof truss to attic
- Removal of chimney breasts and chimney within flat-roofed extension

History of negotiations/amendments received

Revisions were requested to reduce the harm from the proposal this included requiring reinstatement of traditional sash windows with double-glazing to the rear, retaining the existing internal doors and altering rather than replacing the attic stair and omitting alterations to the main stair.

Relevant Planning History

Plan_Ref	Proposal	Decision
99/93496	LISTED BUILDING CONSENT FOR GROUP REPAIR SCHEME (147 to 161 Trinity Street, Huddersfield)	CONSENT GRANTED

Consultation Responses

Officer report has been compiled by the Conservation and Design Officer.

Historic England – Concerns - recommend the proposals are amended to retain more of the existing proportions of the internal spaces and to avoid impacting on historic features such as chimney breasts, even if they do not have surviving fireplaces. The removal of the stair between first and second floor and the creation of a new staircase would also require a 'clear and convincing justification' (NPPF, paragraph 200) given that this would also be harmful.

The National Amenity Societies – No response by expiry date 17/09/2021

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: 17/08/2021

Publicity expiry date: 10/09/2021

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).

Local Plan

- LP35 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 July 2021, together with Circulars, Parliamentary 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)

Access considerations

None

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.

Alterations to the exterior of the building (windows and rooflights) will have a neutral impact on the operational energy requirements of the building as existing windows are already double glazed.

Assessment

Significance of the affected heritage assets

Paragraph 194 of the NPPF requires that applicants describe the significance of any heritage assets affected, including any contribution made by their

setting, consult the historic environment record, use appropriate expertise where necessary and where there is known or potential archaeological interest, submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The applicant has provided a heritage statement, which describes the significance of the listed building and the impact of the works. The Historic Environment Record has been consulted by the case officer and holds no further information. There is no impact on the archaeological interest of the listed building. The requirements of paragraph 194 have been fulfilled.

Paragraph 195 of the NPPF requires that the Local Planning Authority identify and assess the particular significance of any heritage assets affected and take this into account when considering the impact of the proposal on a heritage asset.

Designed in the Neo-classical style fashionable at that time, nos. 141-161 Trinity Street illustrate improved living conditions for Huddersfield's skilled workers and lower middle classes in the mid-19th century and the expansion of the town fuelled by the growth of its textile industry. It is listed for group value with neighbouring properties and makes a positive contribution to the character and appearance of the Greenhead Park/ New North Road Conservation Area.

The northern portion of the Greenhead Park/ New North Road Conservation Area in which the listed building is located is characterised by higher-status residential properties now in mix of residential and commercial uses.

Impact of the proposed alterations

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

LP 35 of the Local Plan requires that proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.

Paragraph 199 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.

Paragraph 195 of the NPPF requires that the Local Planning Authority avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The works comprise:

- Replacement of two windows to the rear elevation
- Replacement of rear door
- Installation of two rooflights
- Formation of new doorway in hallway for boiler room
- Installation of five bathrooms
- Alterations to the attic stair
- Removal of roof truss to attic
- Removal of chimney breasts and chimney within flat-roofed extension

Replacement of two windows to the rear elevation

The existing windows are modern timber top hung 'mock sashes' with double glazed units. These would be replaced with traditional two-over-two pane timber sliding sashes with slim double glazing. This will better reveal the significance of the listed building and be an enhancement.

Replacement of rear door

The existing door is a flush modern door. The replacement would be a traditional four-panel design. This will better reveal the significance of the listed building and be an enhancement.

Installation of two rooflights

One conservation style rooflight would be installed to the front elevation. Due to the design of the listed building, which has a low pitch roof with blocking course, this alteration will have cause minimal harm. One additional rooflight will be installed on the rear elevation to match an existing rooflight. This also will also cause minimal harm.

Formation of new doorway in hallway for boiler room

The hallway was previously widened by bringing into the house the formal access passage. The alterations will have no impact on the ability to understand the original layout of the house and therefore cause no harm.

Installation of five bathrooms

Historic England have raised concerns about the insertion of the additional bathrooms. Following amendments to the layouts of the floorplans, the new bathrooms will not result in the loss of any internal features that contribute to the significance of the listed building. Pipework for the new bathrooms will be run internally. Details of external extraction vents are to be conditioned.

Alterations to the attic stair

Proposals to remove the attic stair, which is steep by modern standards and lacks a handrail, have been amended. The existing stair is now to be retained and repaired. A handrail is to be added. This will cause no harm to the significance of the heritage asset.

Removal of roof truss to attic

The existing roof truss creates a space with greatly restricted headroom. It is proposed to remove this and replace it with a steel spliced ridge beam. The existing truss is original, but it is machine sawn softwood and makes a minimal contribution to the significance of the listed building. Its removal will cause slight harm.

Removal of chimney breasts and chimney within flat-roofed extension

The extension dates from the early 20th century. It makes a slight contribution to the significance of the listed building, illustrating how the dwelling was extended and improved to meet the improved living standards of the early 20th century. Removal of the chimney breasts and chimney will cause slight harm.

Summary

On balance the proposed works taken as a whole would have a neutral impact on the significance of the listed building. The alterations to the doors and windows will enhance the significance of the listed building. The rooflights, bathrooms, attic truss removal and alterations to the flat roofed extension will cause slight harm to the significance of the listed building.

The proposed works would slightly enhance the appearance of the building by replacing modern window and door patterns with traditional window designs and thereby slightly enhance the appearance of the Greenhead Road Park/ New North Road Conservation Area.

Justification

Paragraph 200 of the NPPF requires that the Local Planning Authority should require clear and convincing justification for any harm.

The rooflights are required to light the attic bedroom, which is currently poorly lit by a single rooflight.

The additional bathrooms are sought to appeal to the multi-generational family market, which as a large family home, the property is likely to appeal to.

The removal of the roof truss is sought to make the attic useable as a bedroom space.

The removal of the chimney breasts and chimney is sought to make better use of the space within these rooms. This would make the chimney redundant. It is currently in a poor condition and difficult junction to adequately detail to prevent water ingress.

This justification is considered clear and convincing for the slight level of harm caused.

Weighing of harm against public benefits

Paragraph 202 of the NPPF requires 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 public heritage benefits that flow from bringing the building back into use as a habitable dwelling and replacing the windows and doors and thereby improving the external appearance of the listed building and the contribution it makes to the character and appearance of the Greenhead Park, New North Road Conservation Area will balance the slight harm caused to other aspects of its architectural and historic interest. Overall, the harm of the proposed works will be balanced by the public benefits.

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: 2021/91852

Officer Recommendation: GRANT CONSENT

Conditions and Reasons

1. The works shall be begun not later than the expiration of three years beginning with the date on which consent is granted.
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 works hereby consented 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 consent, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being consented and so as to ensure the satisfactory appearance of the works on completion, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Policies in Chapter 16 of the National Planning Policy Framework.

3. Extract ventilation for the new and relocated bathrooms shall be through the roof of the building.
Reason: For the avoidance of doubt as to what is being consented and so as to ensure the satisfactory appearance of the works on completion, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Policies in Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	YY124546		13/07/2021
Existing Basement, Ground Floor Plans	349/1		14/09/2021
Existing First & Attic Floor Plans	349/2		14/09/2021
Existing Front & Rear, Side Elevations	349/3		14/09/2021
Existing Sections	349/4		14/09/2021
Existing Basement and Proposed Ground Floor Plans	349/5A		29/09/2021
Proposed First & Attic Floor Plans	349/6C		29/09/2021
Proposed Front and Rear Elevations	349/7		14/09/2021

Plan Type	Reference	Version	Date Received
Proposed Sections	349/8		14/09/2021
Door and Window Details			14/09/2021
Sash Window Details			29/09/2021
Design & Heritage Statement		3	14/09/2021

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. Revisions were requested to reduce the harm from the proposal this included requiring reinstatement of traditional sash windows with double-glazing to the rear, retaining the existing internal doors and altering rather than replacing the attic stair and omitting alterations to the main stair.

Report Dated: 01/10/2021