

**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: 2021/65/92620/W
Site Address: 60, Paris Road, Scholes, Holmfirth, HD9 1SY
Description: Listed Building Consent for new external door
Recommending Officer: Sue Oakley

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.**

Nick Grimshaw

AUTHORISED OFFICER

Date: 23-Aug-2021

Officer Report

Site Description

60 Paris Road is a two-storey mid-terraced dwelling situated in a semi-rural location in the Holme Valley. The house is constructed from hammer dressed stone with a stone slate roof, with a date stone of 1790 on the south facing front elevation. The rear elevation, which backs onto a large field, has two first floor windows with further mullions which indicate that there were originally more openings, and there is no evidence of previous openings on the ground floor.

Description of Proposal

The applicant proposes the insertion of a new doorway and vertical boarded timber external door at ground floor level of the rear elevation of the cottage.

History of negotiations / amendments received

None.

Relevant History

None.

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.

The proposal is for the insertion of a new doorway on the rear elevation. This work is not considered to have any impact on carbon emissions and therefore it is felt that climate emergency requirements are not relevant in this instance.

Consultation Responses

Holme Valley Parish Council: No comment, defer to Kirklees Officer.

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

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: 4/8/2021

Publicity expiry date: 13/8/2021

Policy

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

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 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).

Assessment

The applicant proposes the insertion of a new doorway and vertical boarded timber external door at ground floor level of the rear elevation of the cottage, where there is no existing rear access to the property.

The significance of the rear elevation is low, with architectural features limited to the two first-floor windows with stone surrounds and no openings on the ground floor. The proposed new doorway is set at ground floor level where the visual impact is low, and the proposed vertical boarded timber door is simple and traditional in design and set into a stone surround which is in keeping with the character and vernacular of the cottage.

Due to the low significance of the elevation, the simple and traditional design of the doorway and door, and the limited visibility of the rear elevation from any aspect, this proposal is considered to be acceptable.

Consultation responses

Holme Valley Parish Council: No comment, defer to Kirklees Officer.

Conclusion

Paragraph 199 of the NPPF states 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 202 goes on to state 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 proposal leads to less than substantial harm to the significance of the listed building by the insertion of a new doorway on the rear elevation. However, the level of harm is very low as this elevation has low significance and the ground floor is set partially below ground level. The slight harm is mitigated by the proposed use of a stone surround and timber door which are in keeping with the character of the cottage. The public benefits of providing a means of escape at the rear of the building, along with improvements in ventilation, is considered to outweigh the slight harm.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that any application for development must preserve the character and appearance of the listed building.

As the proposed works are minimal and are to the rear of the building where the significance is low, it is felt that the character and appearance of the listed building overall is maintained.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the public benefits of the proposal outweigh the slight harm and is therefore recommended for approval.

Recommendation Grant Consent

Decision Authorisation - Delegated Powers

Application Number: - 2021/92620

Officer Recommendation: Grant Consent

Conditions:

1. The development 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 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, in the interests of the significance of the heritage asset and to accord within the National Planning Policy Framework.

3. The stone doorway shall have fair-faced stone reveals and with a tooled stone head and sill to match the stonework of the windows on the same elevation. The door shall be painted a dark colour and shall be set into the reveals at least 75mm.

Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion in order to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Heritage Statement			28 June 2021
Existing and Proposed elevations	PR1		28 June 2021
Location Plan			28 June 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 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 submitted plans are felt to be acceptable.

Report Dated:

23 August 2021