# 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: | **2022/65/90058/W** |
| Site Address: | Stonebow House, 103, Northgate, Almondbury, Huddersfield, HD5 8UU |
| Description: | Listed Building Consent for extensions and alterations to convert basement to two dwellings with associated internal and external works (Within a Conservation area) |
| Recommending Officer: | Lucy Taylor |

**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: 19-Aug-2022**

**Officer Report**

## Site Description.

Stonebow House is a three-storey terrace building, located in Almondbury, Huddersfield. The property has a very traditional appearance, as do the neighbouring buildings and the majority of the other properties located in Almondbury village; with the walls constructed from natural stone and a tiled hipped roof erected above. The building has many use functions, including retail, office spaces, a salon, and several apartments. To the rear, the building benefits from an enclosed parking area.

Given the location of Stonebow House, it is situated within the Almondbury District Centre and within the Almondbury Conservation Area. It is also a Grade II Listed Building, given the following description: *'Early or mid C19. Ashlar. 3 storeys. Moulded eaves cornice and blocking course. Continuous 1st floor sill band. 5 ranges of sashes with glazing (some altered), central range slightly recessed. No 99 has an early C20 shop front.'* The adjoining buildings are also Grade II Listed Buildings.

## Description of Proposal.

Consent is sought for the erection of extensions and alterations to convert basement to two dwellings.

## History of Negotiations/Amendments Received.

Following a consultation response from KC Conservation and Design, amended plans were submitted by the applicant, showing the originally proposed glazed bricks to the principal elevation of the studio apartment to be omitted from the scheme.

Following a consultation response from KC Environmental Health, amended plans were submitted by the applicant, showing the originally proposed air source heat pumps to be removed from the scheme.

## Relevant Planning History.

- 2018/91424 – Stonebow House, 103, Northgate, Almondbury – Listed Building Consent for replacement of windows and doors and internal alterations. Consent granted 2018.
- 2019/91857 - Stonebow House, 103, Northgate, Almondbury – Listed Building Consent for upper floor modifications. Consent granted 2019.
- 2021/90202 - Stonebow House, 103, Northgate, Almondbury – Listed Building Consent for erection of single storey rear extension to basement flat with internal and external works. Decision outstanding.
- 2022/90057 – Planning Permission for extensions and alterations to convert basement to two dwellings with associated internal and external works. Pending determination.

## 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 predates 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.

In this instance the applicant has not submitted any supplementary statement or other information to explain how the proposed development would help to address or combat climate change effects.

It is noted however, that the proposal represents a change of use of an existing building in a sustainable location and that the proposed extension will be constructed from stone, considered to be a natural material. The works will provide for the full economic use of an existing building.

It is therefore considered that the development is compatible with the Council's target of promoting carbon reduction.

## Consultation Responses.

**KC Conservation and Design** – following the submission of amended plans, the proposal is considered to be acceptable on the grounds of conservation and design.

## Public/Member Responses.

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

Publicity expired on 18 February 2022 – no representations were received.

## Policy.

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

- LP24 – Design
- 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 February 2019, 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. Considered relevant in this case are policies within the following chapter:-

- Chapter 16 (Conserving and Enhancing the Historic Environment).

T 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 is possesses'.

**Assessment.**

The proposal does not involve any external changes to the existing shop frontage of Stonebow House, the only alterations will be to the rear in the form of a single storey extension and internally within the building to facilitate the change of use to the basement. Therefore, the proposed changes will have no impact upon the principal elevation of the building or the neighbouring Listed Buildings from the front elevation visible within the Almondbury District Centre or the wider Almondbury Conservation Area.

The proposed rear extension is deemed appropriate visually, located away from the immediate streetscene of Almondbury's District Centre and of a subservient size, scale and single-storey height. Furthermore, the proposed extension is to be constructed from materials that match the existing appearance of the dominant building, including the more detailed fenestration details, which as closely as possible, also mimic those of the host building. The proposed glazed bi-folding doors are a new feature to the rear however, they are considered to be an appropriate modern intervention, minimal in comparison to the extent of glazing to the front of the building.

The internal layout of the basement will be altered, with existing stud walls and modern fittings being removed and new stud walls and fittings installed to create two apartments. The walls will be drylined and insulated, with adequate ventilation, and the ceiling will be lined and insulated. Due to the low headroom of the basement, the floor level will be reduced by 360mm to create habitable space and a concrete floor laid. Any stone flags that can be salvaged will be re-used for the patio.

The walls and ceilings of the basement have previously been over boarded and plastered, with no surviving architectural features of interest within this

space. The proposed alterations to the layout, walls and ceiling are not considered to harm the significance of the listed building. The proposed removal of the stone flags does lead to slight harm, however the public benefits of providing habitable space and creating a sustainable use for the basement is considered to outweigh this harm.

Overall, the significance of the building itself, lies predominantly in its age and as part of a group of similar surviving buildings within Almondbury's District Centre, upon consultation with KC Conservation and Design it was concluded that, for the reasons outlined above, the proposed works would not harm the character of the building or wider Almondbury Conservation Area.

*Conclusion*

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works 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.

Paragraph 193 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 196 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 proposed extension is considered to lead to slight harm to the significance of the listed building by constructing a new addition onto the rear, however no visible architectural features will be altered or removed, and it is set partially below ground level, with the proposed railing obscuring it when viewed from the south. The flat roof is set below the cill level of the ground floor windows and central archway on the listed building.

The public benefits of bringing this vacant floor space into a sustainable and viable habitable use is considered to outweigh the slight harm (NPPF paragraph 196). In addition, the replacement of the existing basement windows on the rear elevation with timber sashes is an enhancement on the existing. It can also be suggested that the change of use of the basement into entirely residential use may help to preserve the building by ensuring that it all the floors remain in use and occupied. In turn, this may aid in keeping the building functioning into the future, rather than becoming vacant, which could have a detrimental impact on its upkeep.

As conditions upon any grant of planning permission would control the materials of construction and ensure they match those of the host property it is not considered necessary to repeat that condition on any grant of consent in this case.

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 any potential slight harm and is therefore recommended for approval.

**Recommendation: Grant Listed Building Consent**
**Decision Authorisation – Delegated Powers**
**Application Number: 2022/90058**
**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 the requirements of Section 91 of the Town and Country Planning Act 1990

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 Policies LP1, LP2, LP13, LP21, LP22, LP24, LP35 and LP51 of the Kirklees Local Plan, Key Design Principles 2, 6, 7, 8, 12 and 17 of the Council's adopted Housebuilders Design Guide SPD.

Plans and specifications schedule:-

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| Existing Site/Block Layout | PYSH-MWA-XX-XX-DR-A-0002revP1 | - | 10.1.22 |
| Proposed Site/Block Layout | PYSH-MWA-XX-XX-DR-A-0006revP3 | - | 10.1.22 |
| Location Plan | PYSH-MWA-XX-XX-DR-A-0001revP1 | - | 10.1.22 |
| Existing Floor Plans (Basement & Ground Floor) | PYSH-MWA-XX-XX-DR-A-0003revP1 | - | 10.1.22 |

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| Existing Floor Plans (First & Second Floors) | PYSH-MWA-XX-XX-DR-A-0004revP1 | - | 10.1.22 |
| Existing Elevations | PYSH-MWA-XX-XX-DR-A-0005revP1 | - | 10.1.22 |
| Design and Access Statement | PYSH-MWA-XX-XX-PR-A-0001 | - | 10.1.22 |
| Heritage Statement | PYSH-MWA-XX-XX-PR-A-0002 | - | 10.1.22 |
| Proposed Floor Plans | PYSH-MWA-XX-B1-DR-A-0007revP5 | - | 26.1.22 |
| Proposed Elevations | PYSH-MWA-XX-XX-DR-A-0008revP4 | - | 28.2.22 |
| Proposed Floor Plans (Roof Plan) | PYSH-MWA-XX-RP-DR-A-0009revP5 | - | 28.2.22 |
| Noise Assessment | J3094-R2-MWA | - | 27.4.22 |
| Noise Assessment – Acoustic Spec | J3050-99 | - | 27.4.22 |

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 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. Amended plans and a noise report were submitted in accordance with formal consultation responses form KC Conservation and Design and KC Environmental Health.

**Report Dated:** 16.8.22