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:	**2022/65/91431/W**
Site Address:	23 & 25, Scarhouse Lane, Golcar, Huddersfield, HD7 4DY
Description:	Listed Building consent for internal and external alterations to form one dwelling
Recommending Officer:	Sue Brooks

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.

Stuart Howden

AUTHORISED OFFICER

Date: 26-Jul-2022

Site Description

23 and 25 Scarhouse Lane are two mid-terraced Grade II listed weaver's cottages dating to the early to mid-19th century. 23 Scarhouse Lane is a three-storey building while 25 Scarhouse Lane is two-storeys high. They form part of a longer row, most of which date to a similar period and are constructed in hammer dressed stone with stone slate roofs and ranges of small, mullioned windows. The terrace is situated on a hillside location within the Golcar Conservation Area.

Description of Proposal

The proposal is for internal and external alterations to convert 23 and 25 Scarhouse Lane from two cottages into a single dwelling. Proposed works include two structural openings between the properties, internal reconfiguration, window and door replacements and new surface finishes.

History of negotiations / amendments received

Amendments to the design of the doorway on the front elevation of 25 Scarhouse Lane were requested and submitted.

Relevant Planning 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 proposed alterations include the replacement of an existing single glazed front door with a new fixed door with a double-glazed upper portion. This replacement will improve the thermal performance of the door and therefore it

is felt the proposal complies with the climate emergency requirements. These requirements are not considered to be relevant with regards to the internal alterations.

Consultation Responses

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

Representations

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

Date site notice expired: 07/06/2022

Publicity expiry date: 19/06/2022

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, 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 proposal is for internal and external alterations to convert 23 and 25 Scarhouse Lane from two cottages into a single dwelling. Proposed works include two structural openings between the properties, internal reconfiguration, window and door replacements and new surface finishes.

The interior of 25 Scarhouse Lane has been substantially altered in the past, with a 20th century staircase replacing the historic staircase, with the location

of the latter not known, and gypsum plastered walls and plasterboard ceilings. The removal of the staircase is proposed, with a new staircase fitted in a similar position at the rear of the cottage. The staircase within 23 Scarhouse Lane is also a modern addition, and its removal is proposed to create more efficient use of the space with upper floor access provided via 25 Scarhouse Lane. Minor alterations are proposed to the internal layout, with the general configuration remaining the same. Alterations to internal walls reconfigure earlier alterations. As the internal layout of both cottages has been altered in the past with most historic details removed, the proposed interventions have a low impact on the legibility of the historic plan forms.

The creation of two structural openings between the properties is proposed, one at ground floor and one at first floor level. These will be inserted through the party wall to the side of the historic chimney breast to provide access throughout the expanded property, with the surviving fireplace retained and reinstated. The impact of these interventions is low.

The existing front door to 25 Scarhouse Lane is a timber panelled door with a multi-paned window in the upper half. The initial proposal was to replace this with a large timber framed window and following negotiations the application was amended to show a new fixed timber door with vertical boarding and a glazed upper portion with chamfered glazing beads. This will allow the historic cottage to be read as a separate property while retaining a characteristic architectural feature which is consistent with the other cottages along the terrace.

The conversion of two cottages into a single property will lead to less than substantial harm to their significance by alterations to the interior including some demolition and reconfiguration. 25 Scarhouse Lane is a small property and the proposal to convert both cottages into a single unit will provide a good-sized dwelling suitable for modern living standards. The conversion is sensitively designed to retain the surviving legibility of these historic weaver's cottages and is therefore considered to be acceptable.

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."

23 Scarhouse Lane is a three-storey cottage which is currently in use. 25 Scarhouse Lane has recently become vacant and is a very small one-bedroom cottage. Conversion into a single dwelling will lead to less than substantial harm to their significance by alterations to the interior including some demolition and reconfiguration. The harm is low as alterations are limited to areas of low significance such as later partitions and staircases, and the existing 20th Century front door will be replaced with a traditional style timber door which will enhance the legibility of the façade. 25 Scarhouse Lane is a small property with limited space, and the public benefits of providing a good-sized dwelling suitable for modern living standards, with minimal loss of historic fabric, outweighs the slight harm.

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.

As the proposed works are minimal and justified, it is felt that the architectural and historic interest of the listed building is preserved.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

External alterations are limited to replacing the front door of 25 Scarhouse Lane. This proposal has no impact on the conservation area and is therefore considered to preserve its character and significance.

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: - 2022/91431
Officer Recommendation: Grant Consent

Conditions and Reasons:

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 to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

3. Notwithstanding the details submitted, the replacement front door of 25 Scarhouse Lane shall be constructed in timber with a glazed upper portion and designed in accordance with drawing A(77)001 Revision S03.
Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Heritage Statement by Dempsey+Gannon			26 April 2022
Design and Access Statement by Dempsey+Gannon			26 April 2022
Existing ground floor plan	L(-2)012	S01	26 April 2022
Existing first floor plan	L(-2)011	S01	26 April 2022
Existing second floor plan	L(-2)021	S01	26 April 2022

Proposed ground floor plan	L(-2)012	S02	9 June 2022
Proposed first floor plan	L(-2)012	S01	26 April 2022
Existing and proposed elevations	L(-4)001	S03	9 June 2022
Door elevation and details	A(77)001	S03	9 June 2022
Location Plan	L(-1)000	S01	26 April 2022

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. Negotiations have taken place over the impact of the proposals on the character and significance of the listed building. These discussions led to the submitted plans which accurately mirror those negotiations and are felt to be acceptable.

Report Dated: 25 July 2022