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:	**2022/65/92399/E**
Site Address:	Gilthwaites Farm, Gilthwaites Lane, Denby Dale, Huddersfield, HD8 8SG
Description:	Listed Building Consent for repairs to roof timbers, renew brick chimney stack and replace in stone
Recommending Officer:	Sebastian Pickles

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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 28-Sep-2022

Officer Report

Site Description

The building subject of the application is the Grade II Listed Gilthwaites Farmhouse. The farmhouse is dated to the late 18th century. The Farmhouse forms a part of a historic farm complex which is located to the north, north east of the centre of Denby Dale. Within the complex there are also the separately Listed Grade II Former Weaving shop, 10 Yards to the south west of Gilthwaites Farmhouse and the Grade II Main Barn to Gilthwaites Farm (north east of farmhouse)

The farmhouse and complex are accessed off Gilthwaites Lane, which is access off Wakefield Road which is the main road running through Denby Dale. Gilthwaites Lane ends close to Greenside and then turns into a small track, which is a Public Right of Way (PROW), the Trans Pennine Trail. The PROW runs alongside the farm complex. The site is allocated to the north of the Denby Dale First & Nursery School. The Farm complex is just outside of the main development. It is set within the Greenbelt and has a rural countryside setting.

Description of Proposal

The proposals seek Listed Building Consent for repairs to the existing roof timbers and replacement of the existing brick chimney stack in stone to match the other stone chimney stack.

History of negotiations / amendments received

The initially submitted details and photo montage were sufficient to make a complete assessment of the proposals. There had been prior engagement to the submission of the application.

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 will have a limited impact in the consideration of climate change.

Consultation Responses

Denby Dale Parish Council – 31.08.2022 – No Objections

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: 05.09.2022

Publicity expiry date: 10.09.2022

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, 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

Significance

Gilthwaites Farmhouse is Listed at Grade II, being of special interest. The Farmhouse forms a part of a historic farm complex which is dated to the 18th century. To the north of the Farmhouse is the Grade II Main Barn to the Farm and the south west of the Grade II Former Weaving Shop. Looking at the first edition 1854 OS map the farm complex can clearly be seen. Looking through the map regressions, while seeing some minor alterations it retains its historic plan form.

The main farmhouse as noted is stated as being of the late 18th century. The Farmhouse is constructed using sourced harm dressed stone, with quoins. The roof has raised verges with carved stone kneelers and the roof finished in stone slates.

The roof structure has seen some historic alteration, and this is seen with the machine sawn timbers, how it has retained the original roof timbers. This is evident from the hand cut and sawn timbers.

Impact of the proposal on significance

The proposals are for the repairs and strengthening to the existing roof timbers and the rebuilding of the brick chimney stack in stone to match the stack on the northern side of the Farmhouse.

The existing chimney stack to the southern side is currently a stunted brick stack. It is unclear when the stack was altered. Images from the 1980's show the stack as being constructed in brick. The brick is of standard size and is likely to be an addition of the 1940's or 50's. The stack on the northern side is constructed in stone. The proposal is to dismantle the existing brick stack and rebuild the stack to match that on the northern side. The stack will be constructed in matching stone with the stone drip course.

The works are considered to be acceptable and have a minor positive enhancement, as it will see the existing architecturally poor brick stack removed and an appropriate stone stack erected, reinstated the lost detail.

The work to the roof structure will have a limited impact. The existing timbers are to be retained and where necessary the timbers shall be strengthened using resin repairs and steel plates where required. While this will see a degree of intervention, it will see the retention of the existing timbers and the repairs will be evident. The repairs are necessary and 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."

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.

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.

This application has been assessed against relevant policies in the development plan and other material considerations. The proposed works for the replacement of the existing brick chimney stack are considered to be acceptable and will form a minor positive enhancement to Listed Farmhouse. The works to the roof structure will have some minor intrusive works, however they will retain the extant historic timbers, while undertaking necessary repairs and strengthening works which are vital for protecting the historic fabric. The works are considered to be entirely acceptable.

Recommendation

Decision Authorisation - Delegated Powers
Application Number: - 2022/92399
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 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. All mortars to be used shall be of lime mortar only. All aggregates shall be locally sourced.
Reasons: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

4. With the removal of the existing brick chimney stack, this shall be undertaken using hand tools only. There shall be no use cutting or grinding tools
Reasons: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

4. There shall expressly be no use of cement in any of the works.
Reasons: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

Plans and specifications schedule: -

Plan Type	**Reference**	**Version**	**Date Received**
Location Plan	TQRQM22212144330724		01/08/2022

Site Plan	Site Local Plan		19/07/2022
Heritage Statement	Heritage Statement		03/08/2022
Truss Repair Details	Roof Truss Repairs	SK07	19/07/2022

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. The submitted plans and information is felt to be acceptable.

Report Dated: 27.09.2022