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:	**2022/65/93048/W**
Site Address:	2, Naze, Green Lane, Slaithwaite, Huddersfield, HD7 5XA
Description:	Listed Building Consent for demolition of existing side extension and erection of single storey side extension along with internal and external alterations
Recommending Officer:	Teresa Harlow

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: 21-Feb-2024

Officer Report

Site Description

2 Naze,

2 Naze is one of a pair of cottages situated towards the top of a prominent rural hillside between Marsden and Slaithwaite. 1 Naze is unlisted, whilst 2 Naze is Grade II listed and constructed in the late 18th Century. This two-storey cottage is constructed in hammer dressed stone with large quoins on the north-east corner, a pitched roof and ranges of mullioned timber framed windows on the front elevation. On the north-east gable is a single visible mullioned ground floor window, with a pair at first floor level.

The cottages are visible from Manchester Road to the south-east and can be seen in context with other small groups of sporadic cottages dotted along the same hillside. Several of these are also listed. The rear of the building faces a steep hillside, with a catslide roof and another single storey mono-pitch extension.

The existing single storey mono-pitch extension is built against the gable end of the cottage and is constructed in vertical timber cladding with a felt covered roof. The flashings are formed around the first-floor windows, partially obscuring the stone surrounds.

The site is within the Green Belt. A series of public footpaths (PROW) cross the south of the site, follow the access to the site and rise along the hillside from the south east to a plateau in front of the property and its neighbour at no. 1. There is no formal space for the parking of vehicles.

Description of Proposal

Listed Building Consent is sought for the demolition of the existing single storey side extension, the erection of a replacement single storey side extension and other internal and external works. The replacement extension would project ~2.80m from the side wall of the host dwelling and be ~5.90m in length. It would be set back ~0.80m from the front face of the building. It is designed with a monopitch roof, ridge attached to the host property at a height of ~3.10m and an eaves height of ~2.2m. It would be faced in natural stone with a stone slate roof. There would be a vertical boarded door and pair of mullioned window to the front elevation, pair of mullioned windows to the side and rear elevations and 3no. rooflights. The extension would form a new kitchen.

The other works to the building comprise:

- Small escape window to be installed in the rear outrigger adjacent the staircase,
- Insertion of door between lounge and staircase;
- Raise floor levels with an additional step between stairs and shower room and change door opening to shower room;

- Infill small window in the side elevation at ground floor (adjacent to the new doorway into the extension).

This application is submitted alongside an application for planning permission (see LPA ref: 2022/93027).

History of negotiations/amendments received

Concerns were originally held by the case officer and the Council's Conservation Officer regarding the scale of the extension and its impact on heritage issues. This was for a much larger scaled two-storey side extension of a design which did not harmonise with the host property and caused harm to the significance of the listed building.

The applicant's agent was advised about the above and revised plans were submitted to address the concerns of the case officer and Conservation Officer. Further amendments were made to address detailed design considerations raised by the Conservation Officer (for example details of windows) which are assessed below.

Relevant Planning History

2022/93027 – Planning Application for demolition of existing side extension and erection of single storey side extension along with internal and external alterations: allied application, pending consideration.

Representations

Final publicity date Expires:
Site notice expired on 14th February 2024; Press advertisement expired 9th February 2024.

No representations were made.

Consultation Responses

KC Conservation and Design: Following revisions to the proposal, no objections subject to conditions.

Historic England: do not wish to offer advice.

The above is a summary of comments from consultees and full comments are available to view on the Council's Planning Website.

Policy

The building is Grade II listed and therefore 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'.

Kirklees Local Plan (LP):

LP 2 – Place Shaping
LP 24 – Design
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 20th December 2023, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 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.

Chapter2	Achieving sustainable development
Chapter12	Achieving well-designed places
Chapter16	Conserving and enhancing the historic environment

Assessment

The key issue for consideration in this case is the impact on the significance of the listed building.

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act (1990) (as amended) states that: *"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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."*

Listed Buildings are designated heritage assets and Paragraph 201 of the NPPF states that: *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise."*

Paragraph 205 of the NPPF state 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 206 of the NPPF goes on to state that: *"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."*

Policy LP35 of the Kirklees Local Plan echoes this guidance and states that: *"Development proposals affecting a designated heritage asset…should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm".*

As noted by the Council's Conservation Officer, in their original comments, there are no objections to the demolition of the existing side extension. This is considered to cause harm to the significance of the listed building. Furthermore, there are no objections raised to the construction of a subservient new extension. In this case as revised which is only single storey in height, set back from the front elevation and stone quoins. The materials and design are of a traditional form which respects the vernacular character of the cottage. In essence the extension now applied for in its totality would enhance the significance of the building.

The internal alterations to the building would not impact on the principal elements of the building. The insertion of new doors (to replace a sliding door into the shower room and to separate the lounger from the stairway) would respect the original layout. These doors will be conditioned to be simple vertically planked doors.

The small escape window to the rear, shown on plan not elevation, would provide light to the staircase following the insertion of the door and would improve ventilation to the rear of the dwelling which faces the hillside.

The raising of floor levels with an additional step between stairs and shower room is a minimal change and would leave the stairway itself largely intact.

The infilling of the small window in the side elevation at ground floor (adjacent to the new doorway into the extension) would cause some very minor harm to the significance of the building but this is outweighed by the overall enhancement of the building thorough the replacement extension.

Additional details of external doors and windows were received on 14th February. These provide acceptable details of the proposed timber doors and

windows. It is annotated that these will be set into reveal by at least 100mm and have slimline double glazing.

There has been no detailed response to confirm that the flashing for the new roof will not overlap with the stone cill of the first floor window. As this will simply repeat the existing situation and could be reversed in the future, it is concluded that there is no reason to require formal details of the method by which the extension will adjoin the side elevation of the host building.

The proposal is concluded to enhance the significance of the building, it does not fall to consider 'public benefits' given the conclusion the proposal would not cause harm and as such is considered to accord with policies as set out within Chapter 16 of the NPPF.

It is considered that the proposal would be in accordance with Policies LP2, LP24 & LP35 of the Kirklees Local Plan and policies within Chapters 2, 12 & 16 of the National Planning Policy Framework.

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 proposed works accord with national and local policies and is recommended for approval.

Recommendation – Approve

Decision Authorisation – Delegated Powers

Application Number – 2022/93048

Officer Recommendation – Approve

1. The works hereby permitted shall be begun within three years of the date of this consent.
   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 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 granted consent and so as to ensure the satisfactory appearance of the works on completion, to preserve and enhance the significance of the listed building and to accord Policies LP24, LP35, of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

3. The stone to be used in the external walls of the extension hereby approved shall in all respects be laid, dressed, coursed and pointed to match those used in the construction of the existing building and retained thereafter.
   Reason: To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to safeguard the significance of the heritage asset and to comply with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

4. The roofing materials of the extension hereby approved shall be natural stone slates which in all respects match those used in the construction of the existing building and shall be retained thereafter.
   Reason: To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to safeguard the significance of the heritage asset and to comply with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

5. The new internal doors between the lounge and staircase and to the shower room, shall be of timber construction in a vertically planked design and thereafter retained.
   Reason: To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to safeguard the significance of the heritage asset and to comply with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

6. All new door and window surrounds shall be natural stone which shall be thereafter retained.
   Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan, and to accord with policies within chapter 16 of the National Planning Policy Framework.

7. Notwithstanding the submitted details, all double glazing units shall use black edge spacers.
   Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

8. Any pointing/repointing shall be recessed and undertaken using a lime mortar which shall be retained thereafter.
   Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policy

LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

9. The rooflights within the extension shall be Conservation rooflights, that sit entirely flush to the roof plane.
   Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

10. All work for plastering/replastering of stonework shall be undertaken using lime plaster only.
    Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

11. Notwithstanding any details submitted with the application, there shall be no use of any filler or expandable foams in any part of the works .
    Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

12. The new escape window in the rear elevation of the building shall be designed in accordance with the window details submitted within plan no. 21 J 26 02, have black edge spaces and shall have stone surrounds.
    Reason: For the avoidance of doubt, in the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

NOTE: The applicant is reminded that the carrying out of unauthorised work to a listed building is an offence, punishable by a fine, imprisonment or both, as detailed in Section 9 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Grouped Plan including Location Plan, Existing and Proposed Elevations and Existing	21 J 26 01	B	14/02/24

Plan Type	Reference	Version	Date Received
and Proposed Floor Plans			
Window and Door details	21 J 26 02		14/02/24
Heritage Statement	-	-	14/02/2024

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.

Concerns were originally held by the case officer and the Council's Conservation Officer regarding the scale of the extension and its impact on heritage issues. Revised plans were submitted to address the concerns. Further amendments were made to address detailed design considerations raised by the Conservation Officer.

Report Dated: 21/02/24

No Coal