

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:	2022/65/93173/W
Site Address:	60, Cowrakes Road, Lindley, Huddersfield, HD3 3ST
Description:	Listed Building Consent for replacement windows and external door
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.

Teresa Harlow

AUTHORISED OFFICER

Date: 31-Mar-2023

Site

The application relates to No.60 Cowrakes Road, which is Listed at Grade II. No.60 forms 1 of a row of 4 Terraced dwellings, 58 – 64 Cowrakes Road. No.60 is accessed off Cowrakes Road by a small track which is to the side of No.52 Cowrakes Road.

To the immediate south of the row of terraces is a small modern housing development, Crest Court. To the immediate east is a large Pilon.

The row of terraces was constructed in the early 19th century. They are constructed in hammer-dressed stone with pitched stone slate roofs. No.60 includes raised quoins detail.

Description of Proposal

The proposals are for the replacement of windows and the front door.

Relevant Planning History

2007/93731 – Listed Building Consent for replacement windows – Consent Granted – 30.10.2007

93/01257 – Listed Building Consent for installation of hardwood double glazed double side opening window with Yorkshire stone mullion and surround in back wall of house – Consent Granted – 17.05.1993

88/05486 – Listed Building Consent for replacement windows/ external doors/ removal of part of garden wall/ erection of porch – Consent Granted – 18.11.1988

History of negotiations/amendments received

There has been extensive engagement with the applicant. Upon initial assessment of the proposals, concerns were raised with the proposed window details and there was insufficient detail for the proposed door. Following discussion and a site meeting on the 27th of February with the applicant's joiner, amended details have been submitted which address the concerns which were initially raised.

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 proposals are for the replacement of the existing timber frames single glazed windows, with timber frames with slim double-glazed units. The existing timber front door is also to be replaced with an improved timber door. The proposals will see improvements to the thermal performance of the building, which should reduce heating consumption. The proposals are also sustainable, as the existing frames will be recycled, and the new frames will have timber sources from a sustainable location. The proposals will therefore have a positive impact in regard to climate change.

Consultation Responses

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.

Date site notice expired: 21.11.2022

Publicity expiry date: 02.12.2022

Kirklees Local Plan Policy

LP 1-Achieving Sustainable Development

LP 2 – Place Shaping

LP 24 – Design

LP 35 Historic environment.

National Policies and Guidance:

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 it possesses'.

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March

2014 together with Circulars, Ministerial Statements and associated technical guidance.

- Chapter 2 Achieving sustainable development
- Chapter 12 Achieving well-designed places
- Chapter 16 Conserving and enhancing the historic environment

Assessment

The existing windows and front door to No.60 are in a poor state of repair. On inspecting the windows, they do appear to be constructed in softwood. They do have an existing diamond pattern leaded detail. However, on inspection the lead is stick on leading. Having reviewed the planning history for No.60 there is an application in 2007 for replacement windows. On reviewing the 2007 application it is clear that the existing windows were installed around 2007 following consent being granted for replacement windows and the existing window details match those which were granted consent in 2007.

The existing door is not original to the property. On review of the planning history for No.60, there is an application in 1988, which includes the replacement of external doors. The existing door is of no merit and does not fit with the character of the building.

The replacement windows will be flush fitting casements, in a similar design to the existing windows, however without the stick-on lead. The frames will also include slim profile double glazing units of a thickness of 16mm using black warm edge spacers. The windows will also include rebated draught strips. The windows will make use of traditional window closers and stays which are to be black wrought iron effect.

The replacement door is proposed to be a vertical panel door, with cross bracing. The door will have a top light to allow for some natural light. The ironmongery for the door will be wrought iron effect in black. The replacement door is of an appropriate design and is more appropriate than the existing door.

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(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.

This application has been assessed against relevant policies in the development plan and other material considerations. As set out the existing windows are of no historic merit and this is evidenced by the planning history with the windows being replaced in 2007. The replacement frames will be of timber, with the introduction of a slim-line double-glazed unit. While this will see the introduction of the slimline unit, this will not have any significant impact to the character or appearance of the listed building. The existing door is also not of any merit or significance, which is also supported by the planning history. The replacement door is of a more appropriate design, and this will have a minor enhancement.

It is considered that overall, the replacement windows and door will have a minor positive enhancement to the listed building.

It is therefore concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Recommendation Grant Consent

Decision Authorisation - Delegated Powers

Application Number: - 2022/93173

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 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.

3. Notwithstanding the submitted details the replacement window frames shall have black warm edge spacers. They shall not have trickle vents or make use of friction or egress hinges.

Reason: To ensure the satisfactory appearance of the development on completion 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.

4. Notwithstanding the submitted details all ironmongery (handles, window stays) shall be of a black finish.

Reason: To ensure the satisfactory appearance of the development on completion 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.

5. The replacement windows shall be finished to the window head, jambs and cill using burnt sand mastic, which shall be painted over once cured.

Reason: To ensure the satisfactory appearance of the development on completion 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.

6. There shall be no use of filler or expandable foams in any part of the works.

Reason: To ensure the satisfactory appearance of the development on completion 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
Location Plan	TQRQM222681 30338594		19/10/2022
Heritage Statement	60 Cowrakes Road, Lindley, Huddersfield, HD3 3ST		29/09/2022
Design and Access Statement	60 Cowrakes Road, Lindley, Huddersfield, HD3 3ST		29/09/2022
Joinery Details – Window Profile	Hardwood Windows for: No.60 Cowrakes Road, Lindley, HD3 3ST		20/03/2023
Joinery Details – Proposed Window Section	Hardwood Outer Frame		20/03/2023
Joinery Detail – Proposed Door	Stable Door		29/03/2023

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. Following engagement and discussions with the applicant additional details were submitted which

satisfied initial concern and the proposals are now considered to be acceptable.

Report Dated:

30th March 2023