

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:	2022/65/93748/E
Site Address:	Red House Museum, 281, Oxford Road, Gomersal, BD19 4JP
Description:	Listed Building Consent for heritage blue plaque [within a Conservation Area]
Recommending Officer:	Sebastian Pickles

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.

Helen Bower

AUTHORISED OFFICER

Date: 03-Feb-2023

Site

Red House (Red House Museum) is a lovely example of an 18th dwelling, which is listed at Grade II*. The house is located just to the north of the centre of Gomersal and sits just off Oxford Road.

Red House along with being listed is also located within the Gomersal Conservation Area. Red House can clearly be seen and experienced from Oxford Road and also from within its own gardens.

Description of Proposal

The installation of a blue plaque is proposed, fixed to the external wall of the building.

Relevant Planning History

None.

History of negotiations / amendments received

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 is for the installation of an external wall plaque to the building. This work is not considered to have any impact on carbon emissions and therefore it is felt that climate emergency requirements are not relevant in this instance.

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. 15 Public responses were received all in support of the erection of the blue plaque.

Date site notice expired: 27.01.2023

Publicity expiry date: 20.01.2023

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 plaque is to be fixed to the external wall of the Red House. The section of the building where the plaque is to be attached is constructed in coursed stone, with a pair of Gothic arched headed windows to the first floor, with the hipped roofed finished in stone slates and a red brick chimney stack set back. To the immediate right of the building is a small timber side door and detached outbuilding which also forms part of the boundary wall.

The blue plaque, 475mm in diameter which commemorates Mary Taylor who was born in the Red House in 1817 and became a prominent figure and became a lifelong friend of Charlotte Bronte.

The proposals are to fix the plaque to the wall ensuring the fixings are through the mortar joints only, so as to minimise the damage to the building.

While the plaque will see a feature added to the blank external wall, it is considered that the plaque will not detract from the architectural details nor have a detrimental impact on the Conservation Area. Weighing up the low level

of harm against the public benefits of celebrating the building, the proposals are 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(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.

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 plaque is small in scale and in a recognised format for celebrating the history and associations of historic buildings. It is considered that the slight harm caused by the addition of signage is outweighed by the public benefits. The proposals are considered to preserve the character and significance of the listed building and conservation area.

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: - 2022/93748

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.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Proposed Elevations			09/12/2022
Location Plan	TQRQM22332165211316		09/12/2022
Site/ Block Plan			09/12/2022
Heritage Statement			17/11/2022
Plaque Details	Mary Taylor Blue Plaque		17/11/2022

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 are felt to be acceptable.

Report Dated: 27 January 2023