

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:	2023/65/90043/W
Site Address:	The Farmhouse, Carr Farm, Uppergate, Hepworth, Holmfirth, HD9 1TG
Description:	Listed Building Consent for erection of single storey extension with associated works and solar panels (Listed Building within a Conservation Area)
Recommending Officer:	William Simcock

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: 21-Dec-2023

Officer Report – The Farmhouse, Carr Farm, Hepworth 2023/90043 – Listed Building Consent

The Farmhouse, part of Carr Farm, is an early 18th century Grade II listed property situated within Hepworth Conservation Area.

Carr Farm is an 'L' shaped block divided into three properties which were converted into residential around 1997.

The property is two storey with the front elevation which faces into the original farmyard has a single storey element with a catslide roof.

The rear elevation has a small glazed lean-to extension and the property benefits from a detached double garage within a block of 4 to the SE where a public footpath runs behind.

The listing description is as follows where the property is known as the Farmhouse Carr Farm, Uppergate, Hepworth.

Barn, with possible former dwelling to left. Early C18 with later outshut to north-east. Coursed rubble. Quoins. Stone slate roof. Left part has 32-light double chamfered window and entrance with Tudor arch. Left gable and back wall each have 2 small double chamfered lights. Part to right has king post trusses with struts, one being supported at one side by single post. Wind bracing from ridge to king posts. Later outshut has various openings.

Description of Proposal

The proposal is for the alterations to the existing single storey rear extension by retaining the roof structures and supporting columns and internal alterations to the property.

The measurements of the proposed single storey rear extension are as follows:

- 2.66m in projection
- 3.3m in width
- 2m in height to the eaves; 3.2m in overall height

The fenestration changes include:-

- Create a new chimney in the new lounge with extension flue
- The existing door into the new lounge changed to a floor to ceiling window
- Replace existing fixed floor to ceiling window to the new kitchen with a hinged window
- All replacement windows to be timber with double glazing.
- Inset 10 solar panels within the outbuilding's existing roof slope by removing the existing stone slates.

The proposal also includes internal alterations – some partitions are to be removed or altered, services relocated, and an internal window formed in the living room.

History of negotiations/amendments received

Following the initial submission the applicant wished to amend the application, which was then put on hold until June where amended plans have been received.

Following a site visit a heritage statement was requested to justify the alteration proposed within the building and to its fenestration.

December – The architect confirmed acceptance of the conditions proposed by the Conservation Officer.

Relevant Planning History

94/92415 - Re-use of existing agricultural buildings and new extension to form 2 No dwellings - Conditional full permission

94/92416 - Listed building consent for re-use of existing agricultural buildings and new extension to form 2 No dwellings – Consent granted

97/90295 - Re-use of existing agricultural buildings and new extension to form 3 dwellings. Erection of detached double garage (listed building within a conservation area) - Conditional full permission

97/90296 - Listed building consent for re-use of existing agricultural buildings and new extension to form 3 dwellings (within a conservation area) - Consent Granted

2007/92034 - Listed building consent for installation of roof light (within a conservation area) – Consent granted

2012/93074 - Listed building consent for installation of roof light windows (within a conservation area) - Consent granted

2020/94197 Listed Building Consent single storey side extension - current.

2023/90042 Erection of single story extension with associated works (Listed Building within a Conservation Area) – Conditional full permission

Representations

Final publicity date expires: 18-Aug-2023 (publicity by site notice and press advertisement only thereby complying with the statutory requirements).

Holme Valley Parish Council – No observations. Defer to Kirklees officers.

No representations received from other third parties.

Consultation Responses

KC Conservation & Design – Originally requested the solar panels to be reduced in numbers and moved towards the centre of the garage roof. Final comments, made informally and received 11th December, are that the proposal can be accepted without any further alteration. Earlier comments dated 30th November provide a full list of recommended conditions for the works to the Farmhouse.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are 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) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

The site is unallocated on the Kirklees Local Plan. The building is Grade II Listed (see description above).

Kirklees Local Plan (LP):

- LP35 – Historic Environment

Holme Valley Neighbourhood Development Plan

Policy 2 Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19th 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.

- Section 16 – Conserving and enhancing the historic environment

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on character and significance of Listed Building
- 2) Representations
- 3) Conclusion

1 – Principle of development: As the application is for Listed Building Consent, the only issues that fall to be considered are the impact the development would have on the character and significance of the Listed Building.

Under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities must, in considering whether to grant listed building consent for any works 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.

In this context preservation means not harming the interests of the building as opposed to keeping it unchanged. Furthermore Chapter 16 of the NPPF states that in determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. If harm would result this should not be allowed without a proportionate justification. This approach is supported by policy LP35 of the Local Plan.

2 – Impact on character and significance of Listed Building: The proposed works to the external appearance include the alterations to the existing single storey rear extension. Currently a glazed structure under a lean-to roof supported by timber posts. The proposal is to increase the footprint of the extension to the supporting posts, which will be retained along with the existing roof structure. Given that the structure is existing and a later addition at the time of the conversion, the small increase in footprint is acceptable. Albeit the bifold doors and large floor to ceiling windows are not traditional in their design the use of timber is acceptable and given they will sit within the existing frame, the proposal will have a minimal effect on the character of the Listed Building.

The external alterations also include the changing of one of the front doors into a floor to ceiling window and the existing floor to ceiling window in the proposed kitchen change to an opening window. On the rear elevation the existing central kitchen window will be extended to the floor to create access into the rear garden. Again, these elements are acceptable as the alterations to the front are to existing openings and the rear elevation is a new window at the time of the conversion therefore, these alterations would have limited impact on the Listed Building.

It is noted that the outbuilding is not expressly Listed although it is Listed by association, by reason of being an original curtilage building. The solar panels would be a modern feature but they would be a reversible change and it is considered that the impact on the significance of the Listed Building would be minimal.

The Conservation Officer has recommended conditions relating to the plastering, stone repair, the non-use of expandable foams and the thickness and other design details of replacement double glazing units, as set out below:

1. Notwithstanding the submitted details all work for replastering shall be undertaken using lime plaster only.
2. All work for the repair of the historic stonework shall be undertaken using lime mortar only.
3. Notwithstanding the submitted details, there shall be no use of any filler or expandable foams in any part of the works.
4. Notwithstanding the submitted details any replacement double glazing units shall be of no greater thickness than 16mm with a build-up of 4mm – 8mm – 4mm and shall use black edge spacers.

The architect has expressed some misgivings about condition (4) on the grounds that the joiner or glazier may recommend thicker glazing when it comes to implementing the works, but has confirmed he will accept the condition if it is necessary to get the Listed Building Consent approved. He has also pointed out that most of the existing windows have silver edge spacers, and that whilst his client has no objection to using black ones in the alterations, it might result in a more unified appearance if silver ones were used.

The case officer accepts the need for the above conditions. It is considered on balance that black edge spacers should be used since there are a large number of new or replacement windows.

It is considered that subject to these conditions the proposal would accord with the aims of Policy LP35 KLP, Policy 2 HVNDP, NPPF Chapter 16, and the Council's obligations under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 – Representations: No representations were made.

4 – Conclusion: 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

development would constitute sustainable development and is therefore recommended for approval.

**Recommendation
CONSENT**

GRANT LISTED BUILDING

Decision Authorisation - Delegated Powers

Application Number: 2023/90043

Officer Recommendation: Approve

Conditions and Reasons

1. The development shall be begun not later than the expiration of three years beginning with the date on which permission 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 Order 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: 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, Policy 2 of the Holme Valley Neighbourhood Development Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

3. All new window surrounds for the jambs shall be natural stone.

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, Policy 2 of the Holme Valley Neighbourhood Development Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

4. The replacement windows frames shall be of timber construction with a painted finish. Mouldings, timber sections and glazing shall be of a traditional design, details of which (to be shown at a scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority before any new windows frames are installed. The works shall be completed in accordance with the approved details before the development is first occupied and thereafter retained as such.

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, Policy 2 of the Holme Valley Neighbourhood Development Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

5. Notwithstanding the submitted details any replacement double glazing units shall be of no greater thickness than 16mm with a build-up of 4mm – 8mm – 4mm and 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, Policy 2 of the Holme Valley Neighbourhood Development Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

6. Window frames shall be recessed a minimum distance of 75mm from the face of the building.

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, Policy 2 of the Holme Valley Neighbourhood Development Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

7. Any pointing/repointing shall be recessed and undertaken using a lime mortar.

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, Policy 2 of the Holme Valley Neighbourhood Development Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

8. The rooflight shall be a Conservation rooflight, that sits entirely flush to the roof plane and is retained as such 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, Policy 2 of the Holme Valley Neighbourhood Development Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

9. Notwithstanding the submitted details all work for 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, Policy 2 of the Holme Valley Neighbourhood Development Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

10. Notwithstanding the submitted details, 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, Policy 2 of the Holme Valley Neighbourhood Development Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

11. The new flue shall be of a matt black finish.

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, Policy 2 of the Holme Valley Neighbourhood Development Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form			29-Jun-2023
Proposed floorplans	(PL) 001	F	21-Jun-2023
Proposed elevations	(PL) 002	D	21-Jun-2023
Proposed sections	(PL) 003	C	21-Jun-2023
Existing layout & elevations	(PL) 004	A	19-Jan-2023
Proposed site and roof plans	(PL) 005		21-Jun-2023
Proposed garage elevations	(PL) 006		21-Jun-2023
Heritage statement	19.02 D+AS		18-Oct-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. On the Case Officer request an amended heritage statement was submitted and minor changes made to the plans. This decision is based on the amended/additional documents submitted.

Report Dated: 21-Dec-2023