

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2023/62/91256/W
Site Address:	Reap Hirst House, Reap Hirst Road, Birkby, Huddersfield, HD2 2DD
Description:	Demolition of existing conservatory, and erection of single storey extension, new rear entrance canopy, replacement windows and door and reintroduction of mullions and chimney, minor external modification and internal modifications of modern partitions (Listed Building)
Recommending Officer:	Tom Hunt

DECISION – CONDITIONAL FULL PERMISSION

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: 10-Nov-2023

Officer Report

Site Description

2023/91256 – Reap Hirst House, Reap Hirst Road, Birkby, Huddersfield, HD2 2DD

Reap Hirst House is a Grade II listed detached dwelling dating to the 18th century (Historic England ref: 1277421) and in a semi-rural setting on the edge of Birkby. It is constructed in natural stone with stone slate roof. There is a historic, detached, double garage and a driveway, otherwise the property is within large grounds adjacent to a Public Right of Way (ref: HUD/396/30) which is a byway. The property had been extended to the rear with a uPVC style conservatory.

Description of Proposal

Demolition of existing conservatory, and erection of single storey extension, new rear entrance canopy, replacement windows and door and reintroduction of mullions and chimney, minor external modification and internal modifications of modern partitions (Listed Building)

It is proposed to have a single-storey side extension to replace an existing conservatory. This element would have a projection of 5m and a depth of 5.1m set back from the front and rear elevations; its pitched roof would finish at a height of 4.2m above ground with eaves 2.5m above ground. This would be constructed in natural stone, with fenestration and conservation style roof lights to be sympathetic to the host's own design and with oak gable truss detail and diminishing coursed stone slate tile to roof. Due to the roof, an existing window would be reduced in size at first floor.

An open canopy is to be fitted to the southwest side of the two-storey extension (off the northwest/rear elevation of the host). It would be mono-pitched with diminishing coursed stone slate roof supported by an oak structure on ashlar stone base with a ridge height of 3.4m and eaves at 2.3m from ground level. A new small window at first floor would be inserted to both the southwest elevation of the host and its two-storey extension. An existing central window to the roofspace at the southwest elevation would have a small balcony style design feature in matching stone.

Two york stone ball finials and verge coping would be added to the two-storey existing extension and to the single-storey porch (southeast). Guttering would be replaced with new half round powder coated in black, cast aluminum gutter and fall pipe.

Existing windows would be replaced with hardwood timber, slim double glazing (12mm with black spacers) and sliding sash painted pebble grey. Any new fenestration would have stone surrounds to match the host.

The roof would be re-roofed using sound salvaged stone slates in matching diminishing courses over TLX gold, over rafter insulation comprising of 25mm mineral wool between rafters followed by 50mm phenolic insulation. Conservation style rooflights would be fitted to the rear roof elevation of the host. A chimney stack would be reinstated on the northeast end of the host mirroring the opposite in detail and design.

History of negotiations/amendments received

Negotiations occurred between the agent and the Conservation & Design Officer in relation to the historic significance of the building.

Relevant Planning History

- | | |
|--------------|---|
| 95/93307 – | Listed Building Consent for reinstatement of window.
<i>Granted.</i> |
| 96/91388 – | Listed Building Consent for resiting of door and new window opening.
<i>Granted.</i> |
| 98/92609 – | Listed Building Consent for erection of conservatory.
<i>Granted.</i> |
| 2023/91257 – | Listed Building Consent for demolition of existing conservatory, and erection of single storey extension, new rear entrance canopy, replacement windows and door and reintroduction of mullions and chimney, minor external modification and internal modifications of modern partitions.
<i>Pending</i> |

Representations

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters, Site Notice and Press Publicity with a final expiry date of 23/06/2023.

No representations have been received.

Amended plans were received however they were not readvertised as they did not change the description of development and did not materially have a detrimental impact on planning considerations.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

- Conservation & Design – Support, subject to conditions applied.
- National Amenity Societies – None provided.
- Historic England – No advice offered.

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).

The site is a Grade II Listed Building and in the Green Belt as indicated within the Kirklees Local Plan. It is within a Bat Alert layer and a Low Coal Risk Area. Within the site there are three TPOs to the northeast boundary, ref: 10/75/t1, 10/75/t2 and 10/75/t3. It is in Flood Zone 1.

Kirklees Local Plan (LP):

- LP 1 – Presumption in favour of sustainable development
- LP 2 – Place shaping
- LP 21 – Highways and access
- LP 22 – Parking
- LP 23 – Core walking and cycling network
- LP 24 – Design
- LP 30 – Biodiversity & Geodiversity
- LP 33 – Trees
- LP 35 – Historic Environment
- LP 57 – The extension, alteration or replacement of existing buildings

Supplementary Planning Guidance and other considerations

- Highways Design Guide SPD
- House Extensions and Alterations SPD (2021)
- Waste Management Design Guide for New Developments (Oct 2020, v.5)
- Kirklees Climate Change Guidance for Planning Applications (2021)

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 05th September 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.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making

- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- The Planning and Compulsory Purchase Act 2004.
- The Conservation of Habitats and Species Regulations 2017

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Impact on heritage and visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters – e.g., trees/ecology
- 6) Representations
- 7) Conclusion

1 – Principle of development:

1.1 Sustainable Development

Policy LP1 of the Local Plan states that when considering development proposals, the council will take a positive and proactive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

Key Design Principle 1 of the House Extensions and Alterations SPD have been used as a guide in considering the proposal’s visual amenity impact on the streetscene.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

1.2 Green Belt

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the exceptions set out in paragraph 149 and 150.

Within paragraph 149 the exception listed at part c) is for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Policy LP57 of the Kirklees Local Plan sets out that the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that the original building remains the dominant element both in terms of size and overall appearance including the design and materials as well as having regard to previous extensions and the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas.

The proposal would have a single-storey conservatory extension of a similar size and scale as the existing and would have an additional, small and permeable canopy which could be deemed as an alteration to the host (not as development) in line with section 55(2) of the Town and Country Planning Act 1990 (as amended) therefore the proposal would have no significant additional bulk and massing and as such this is considered to have a neutral impact on the openness of the Green Belt and would not conflict with the purposes of including land in it. The proposal is not considered to constitute a disproportionate addition given the size / scale of the existing dwelling and is therefore considered to meet the requirements of the aforementioned policies in this regard.

To conclude, the proposal would not be deemed as inappropriate development in the Green Belt and would be compliant with Policy LP57 of the Kirklees Local Plan and Chapter 13 of the NPPF.

1.3 – Heritage

The site is a Grade II Listed Building. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority should 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 addition, Policy LP35 of the Local Plan and Chapter 16 of the National Planning Policy Framework regarding the historic environment support the Act.

Furthermore, LP35 states *“development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in...harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring...public benefits*

that clearly outweigh the harm". This is mirrored in paragraph 202 in Chapter 16 of the NPPF.

With regards to the building's Listed status, paragraph 195 of the NPPF states that:

"Local planning authorities are to identify and assess the significance of any heritage asset that may be affected by a proposal... they should take this into account when considering the impact of a proposal on a heritage asset's conservation and any aspect of the proposal."

Paragraph 197 goes on and states that Local Planning Authorities should consider:

"the desirability of sustaining and enhancing the significance of heritage assets... the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and; the desirability of development making a positive contribution to local distinctiveness" when determining these applications.

An analysis of whether harm to the significance of these heritage assets would occur will be assessed and discussed later in the report.

2 –Impact on heritage and visual amenity:

In terms of visual amenity and heritage amenity, general design considerations are set out in Policy LP02, LP24 and LP35 of the Local Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD, and Chapter 12 and 16 of the NPPF, which seeks to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, respecting and enhancing the character of the townscape, heritage assets and protect amenity. LP24 also requires extensions to be *"subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details"*.

Relevant to this is the Kirklees House Extensions and Alterations SPD 2021, which aims to ensure future development of extensions and alterations is of high-quality design. The Conservation & Design Officer was formally consulted and was involved at an early stage providing advice and guidance to ensure that the proposal would be supported.

The proposed replacement single storey extension is to be constructed in natural stone and stone slate with timber windows and conservation rooflights, and although it has a slightly larger footprint than the existing, no architectural detailing is obscured on this elevation. This element of the proposal is an enhancement on the existing detractive 'modern' uPVC style conservatory which detracts from the architectural and historic interest of the Building and this element therefore supported in terms of the benefit it would have upon a heritage asset (subject to condition it is constructed in accordance with the details / materials as specified).

A new entrance canopy is proposed, infilling a corner between the modern two-storey extension and the rear of the original house. As this is an open structure, the architectural detailing of the rear elevation remains visible, and the detailing of the canopy reflects the character of the host building with a stone slate roof and timber frame. This is considered to be acceptable in terms of visual impact.

The existing windows are brown uPVC in a traditional configuration but with many of the mullions missing. These unauthorised windows replaced late 20th century timber framed casements. The application proposes their replacement with timber framed fixed lights and sashes with slim, timber, double-glazed units, along with the reinstatement of the stone mullions; the overall design would be suitably controlled by condition to the improvement to this historic asset. The less than substantial harm caused by the introduction of double-glazing is considered to be outweighed by the public benefit of reinstating traditional windows and mullions in line with the historic photograph of the building submitted as evidence within the heritage statement.

New windows are proposed on the southwest elevation at first floor level for the host and its two-storey rear projection. The proportions and configuration of the windows and surround closely match the existing, and the introduction of further natural light within the spaces as well as the benefits brought by other elements of the proposal is considered to outweigh the slight harm to significance of this element of the scheme.

Also on the south elevation is a large attic window with an external projecting ledge. This may have been an external door to the attic, although later rebuilding around the opening hides any evidence of the original detailing. The application proposes a small balustrade around the ledge and Officers consider this to be justified based on historic precedents supported by archival photographs. Officers recommend that final details of this design are to be conditioned to ensure the historic significance of the Building is adequately preserved.

Conservation roof lights are proposed on the rear roof pitch, providing natural light within the attic space without affecting the character of the prominent front pitch. A condition would be included on any grant of permission to ensure these were of a conservation style.

The proposed chimney stack on the north gable reinstates a missing historic feature and symmetry with the existing south gable chimney which would enhance the significance of the Listed Building.

Other alterations or maintenance would be subtle and would harmonise with the historic details of the property or would insert historic roof design features to the non-historic additions to the host.

The proposed single-storey side extension would comply with design parameters set out in the SPD (paragraphs 5.15-5.18 on page 28) excepting a small height exceedance of 0.2m. Officers recommend that this be accepted given its isolated setting and appearing proportionate in size and scale to the host dwelling. All other alterations are considered to be acceptable as it would visually improve the Listed Building with high quality materials and design, enhance its significance by removing detractive elements and to reinstate historic features; this would have a complementary visual effect and would not lead to harm to the setting of the Listed Building.

As such, the public benefits of this proposal clearly outweigh the elements of the scheme which are identified as being less than substantial harm, in accordance with discharging the Council's duties under the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) to preserve or enhance the Listed Building in this regard.

Subject to conditions on both this application and the associated listed building consent application (relating to window detail), the proposal is therefore regarded as acceptable for permission in this regard as it would accord with Policy LP02, LP24, LP32 and LP35 of the Local Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD, Chapter 12 and 16 of the NPPF and the Council's duties under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 – Impact on residential amenity:

Section B and C of Policy LP24 of the Kirklees Local Plan states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained. Principle 16 goes requires that proposals maintain appropriate storage arrangements for waste.

Further to this, Paragraph 130 of the National Planning Policy Framework 2021 states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

It is considered that the proposed development and works would be sited a sufficient distance away from any neighbouring properties not referred to above so as to prevent undue harm to these properties in terms of loss of light, loss of privacy or overlooking, or the creation of an overbearing effect.

Future Occupiers

With reference to Key Design Principle 7 of the House Extensions and Alterations SPD, the proposal would still retain a substantial, outdoor private amenity space available to future and present occupiers for excellent standards of privacy.

The proposal would therefore be in general conformance with LP24b and the Key Design Principles relating to residential amenity of the House Extensions and Alterations SPD.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principles 15 and 16 of the adopted House Extensions & Alterations SPD seek to ensure that acceptable levels of off street parking / waste storage areas are retained and are also considered to be relevant.

Turning to highway safety, the proposed development would not adversely affect the existing parking spaces within the site, nor intensify use and therefore would not cause additional harm to highway safety therefore it would be compliant with Policies LP21 and 22 of the Local Plan, Key Design Principles 15 –16 of the House Extensions and Alterations SPD, the KC Highway Design Guide SPD and Chapter 9 of the NPPF.

5 – Other matters:

Climate Change

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 predates 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.

Principle 8 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should, where practicable, maximise energy efficiency. Principle 9 goes on to highlight that the use of innovative construction materials and techniques, including reclaimed and recycled materials should be used where possible. Furthermore, Principles 10 and 11 request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

When determining planning applications the Council will use the relevant Local Plan policies, the NPPF and guidance documents/SPDs to meet targets to achieve net zero carbon emissions. A Climate Change Statement has been supplied. Due to the limited nature of the development proposed, it is not considered that specific mitigation measures are required to facilitate this development.

Drainage

The site is within a low probability Flood Risk Zone and does not seek to extend its off street parking area with development mostly limited to existing hardstanding within a substantial soft surfaced garden therefore this would have no conflict with Policy LP28 of the Kirklees Local Plan and Key Design Principle 14 of the House Extensions and Alterations SPD.

Biodiversity

Paragraphs 174, 180, 181 and 182 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest and therefore considered unlikely that the proposals would have an impact on the bat population. An informative has been provided however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

The small scale of the proposal would be on an existing hardsurface with no impacts to existing vegetation or biodiversity. As such, it is proposed that this would require no additional compensation or mitigation to improve biodiversity to make it acceptable in line with KDP 12-13 of the SPD and LP30 of the Kirklees Local Plan.

Public Right of Way

The application site is adjacent to the PROW HUD/396/30 and has its access opening out to the byway with potential to prejudice the function of the PROW. An informative has been attached to ensure that this PROW would not be blocked or obstructed to meet the requirements of LP23 of the Kirklees Local Plan.

Trees

Policy LP33 of the Kirklees Local Plan states that the Council will not grant planning permission for developments which directly or indirectly threaten trees of significant amenity.

Policy LP24 (i) of the Kirklees Local Plan states that proposals should promote good design by ensuring that the retention of viable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits. This is mirrored within the NPPF where at paragraph 130 it is set out that existing trees should be retained wherever possible and further supported by Key Design Principle 13 of the SPD.

The proposal would replace an existing conservatory for a marginally larger extension of similar scale and footprint on existing hard surface so would not

harm the roots of the closest TPO. It would have rooflights so would have a reduced pressure on pruning on the closest TPO 10/75/t1 compared to the existing arrangement's fully glazed roof. The proposal would therefore demonstrate an improved relationship with the closest Trees Preservation Order and would be sited at a sufficient distance from the other aforementioned TPOs to be acceptable.

It is therefore considered that the proposed works would meet the requirements of Policy LP24 (i) and LP33 of the Kirklees Local Plan, Key Design Principle 13 of the House Extensions and Alterations SPD and Chapter 12 of the NPPF.

6 – Representations:

No representations had been received.

7 – 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

Approve

Decision Authorisation - Delegated

Application Number: 2023/91256

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

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 or the 2023/91257 Listed Building Consent's permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted, to retain the significance of the Grade II Listed Building and to accord with Policies LP01, LP02, LP21, LP22, LP24 and LP35 of the Kirklees Local Plan, Key Design

Principles 1– 17 of the Council’s House Extensions & Alterations Supplementary Planning Document, and Policies within Chapters 2, 12, 14 and 16 of the National Planning Policy Framework

3. The external stone walls and roofing materials of the extension and the roofing material of the canopy hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.

Reason: In the interests of visual amenity and heritage amenity to accord with Policy LP02, LP24 and LP35 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Council’s adopted House Extensions & Alterations Supplementary Planning Document and policies within Chapter 12 and 16 of the National Planning Policy Framework.

FOOTNOTE: This Decision Notice should be read in conjunction with the Decision for the associated Listed Building Consent application reference: 2023/91257.

FOOTNOTE: Public byway Huddersfield HUD/396/30 is adjacent to the development site and must not be interfered with or obstructed, prior to, during or after development works.

The Council’s Public Rights Of Way unit may be contacted by telephone 01484 221000 and ask for Sharon Huddleston. The Public Rights of Way email address is publicrightsofway@kirklees.gov.uk

FOOTNOTE: Whilst the grant of planning permission is given, the applicant should be aware that Planning Permission does not override legal covenants on properties or Private Rights of Way as these private matters fall outside the remit of the Local Planning Authority. Applicants are reminded that they ensure that the relevant land ownership should be respected and that that the works carried out is lawful.

FOOTNOTE: The site is located within the Kirklees Bat Alert Layer and there is an increased potential for roosting bats. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site, development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan.	Reference: (LP) 01.	Unamended	27/04/2023

Plan Type	Reference	Version	Date Received
Existing Elevation Plans.	Drawing No. 3536 (0-) 02.	Unamended	27/04/2023
Existing Floor Plans.	Drawing no. 3536 (0-) 01.	Unamended	
Proposed Elevation Plans.	Drawing no. 3536 (0-) 05.	C	13/09/2023
Proposed Floor Plans.	Drawing no. 3536 (0-) 04.	C	13/09/2023
Proposed Sash Window Details.	Drawing no. 3536 (2-) 06.	B	31/10/2023
Planning Support Statement incorporating Design & Access Statement and Heritage Impact Assessment	Planning Support Statement incorporating Design & Access Statement and Heritage Impact Assessment by Your Architect Ally. Dated: April 2023. Project No. 046.	-	27/04/2023
Climate Change Statement	-	-	03/05/2023

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 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 Conservation & Design Officer requested changes to ensure that the historic details of the windows would replicate as closely as possible the original historic fenestration details of the host.

Report Dated: 06/11/2023