

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:	2023/65/91257/W
Site Address:	Reap Hirst House, Reap Hirst Road, Birkby, Huddersfield, HD2 2DD
Description:	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
Recommending Officer:	Tom Hunt

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: 10-Nov-2023

Officer Report

Site Description

2023/91257 – 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

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

Internally, the works proposed are to reconfigure modern partitions and a modern staircase.

In addition as set out in the associated planning application 2023/91257, the description is as follows:

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.

Relevant Planning History

- 95/93307 – Listed Building Consent for reinstatement of window.
Granted.
- 96/91388 – Listed Building Consent for resiting of door and new window opening.
Granted.
- 98/92609 – Listed Building Consent for erection of conservatory.
Granted.
- 2023/91256 – 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).
Pending

History of negotiations/amendments received

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

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, NPPF policies and guidance documents to embed the climate change agenda.

A Climate Change Statement has been supplied. The works proposed would be minor with the main improvements to thermal insulation attributed to the replacement of a poor condition uPVC conservatory extension for one of more solid construction using high quality and locally sourced materials, relaying of the roof with mineral wool insulation, double glazed, timber windows and reconfiguration of the internal modern partitions and staircase to improve circulation. Those improvements would suitably improve the host's energy efficiency without harm to the Listed Building's significance. Officers propose that this is acceptable.

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 with conditions.
- National Amenity Societies – None provided.
- Historic England – No advice offered.

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 Site Note and Press publicity with a final expiry date of 23/06/2023

No representations have been received.

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 it possesses”*.

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Kirklees Local Plan (LP):

- LP 1 – Presumption in favour of sustainable development
- 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 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 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Assessment

Significance as set out in the Historic England Listing and discussed by the Conservation & Design Officer was as follows:

“Grade II listed detached dwelling dating to the 18th century and in a semi-rural setting on the edge of Birkby. This two-storey building with attic is constructed in hammer dressed stone with a stone slate roof. Later alterations include the removal of stone window mullions and the addition of a porch, conservatory and two-storey rear extension. The building was listed in 1978.

The host was listed for its architectural and historic interest.

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.

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. They have been identified as set into the roof either side on the proposed extension and in slate grey finish in plans and subject to a condition ensuring that all rooflights be flush with the roof and suitably detailed, the historic significance of the Building can be adequately respected.

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.

Internally the reconfiguration of modern partitions and a modern staircase would cause no additional harm to the historic plan form and thus no harm to the significance of the Building. The removal of the modern floor covering to the kitchen, lobby and summer lounge for the installation of limecrete underfloor heating on Geocell glass aggregate and laminated oak engineered board would adequately aid in the efficient heating of the building.

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.

As the proposed works are minimal and justified with the removal of poor-quality modern interventions and reinstatement of historic details, it is felt that the architectural, and historic interest of the listed building is preserved or enhanced with improvements in visual amenity. Where minor harmful interventions are proposed, these are outweighed by the public benefits of restoring historic details and improving the energy efficiency and circulation within the 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).

This application has been assessed against relevant policies in the development plan and other material considerations and it is therefore recommended for approval.

Recommendation – Consent Granted

Decision Authorisation – Delegated

Application Number: 2023/91257

Officer Recommendation: Grant Listed Building 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, in the interests of the significance of the heritage asset in accordance with Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), Chapters 2, 12 & 16 of the National Planning Policy Framework and Policies LP1, LP2, LP24 & LP35 of the Kirklees Local Plan.

3. New opening windows shall be hardwood timber double-glazed sliding sashes with cords, pulleys and weights. All slim double-glazed units shall have 4mm glass with a 12mm gap and warm black spacer bars. The pebble grey paint colour and finish shall be in linseed with matt finish. The works shall be carried out in complete accordance with the details approved by this condition and retained thereafter.

Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset in accordance with Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), policies within Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

4. Notwithstanding the submitted plans and information, full details of the balustrade fixed to the projecting attic floor ledge on the south elevation (elevation drawings at 1:20 scale and section drawings at 1:5 scale), shall be submitted to and approved in writing by the Local Planning Authority prior to this work commencing on this element. All works to the balustrade fixed to the projecting attic floor ledge on the south elevation shall be carried out in complete accordance with the details approved by this condition which shall be thereafter retained.

Reason: In the interest of ensuring satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset in accordance with Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

5. The rooflights hereby approved shall be in conservation style, in slate grey finish and fitted flush to the roof plane. Glazing shall have a thickness of no more than 16mm at 4:8:4 ratio. Frames shall have black warm spacers. They shall not have trickle vents or make use of friction or egress hinges. Thereafter the rooflights shall be installed in accordance with the approved details and retained as such.

Reason: In the interest of preserving the heritage value of the Listed Building, in accordance with the requirements of Policy LP35 of the Kirklees Local Plan Chapters 2, 12 and 16 of the National Planning Policy Framework and pursuant to the requirements of S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

FOOTNOTE: This Decision Notice should be read in conjunction with the Decision for the associated application reference: 2023/91256.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan.	Reference: (LP) 01.	Unamended	27/04/2023
Existing Elevation Plans.	Drawing No. 3536 (0-) 02.	Unamended	27/04/2023

Plan Type	Reference	Version	Date Received
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. Negotiations occurred between the agent and the Conservation & Design Officer in relation to the historic significance of the building. The agent reviewed the pre-commencement condition and agreed to the condition in writing.

Report Dated: 06/11/2023