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:	**2023/44/91573/W**
Site Address:	14, Parkwood Road, Longwood, Huddersfield, HD3 4TT
Description:	Discharge conditions 4 (structure), 17 (windows/doors), 20 (gable window) on previous permission 2021/91799 for Listed Building Consent for demolition of existing porch and associated external and internal works
Recommending Officer:	Sam Jackman

DECISION – DISCHARGE OF CONDITION REFUSED

I hereby authorise the refusal 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: 28-Sep-2023

Officer Report

2023/91573 - 14, Parkwood Road, Longwood, Huddersfield, HD3 4TT

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023%2f91573

Discharge conditions 4 (structure), 17 (window & doors) & 20 (gable window) on previous permission 2021/91798 & 9 for Planning and Listed Building Consent for demolition of existing porch, erection of single storey front extension and associated external and internal works.

The conditions which are sought to be discharged state the following:

Condition 4 (Structure)

4. Prior to the commencement of any works to the structure of the existing property, a structural engineering report including a method statement shall be submitted to, and
approved in writing by the Local Planning Authority. The report shall clearly set out all essential works and include the proposed fitting of steel beams to any windows and new internal openings. The development shall be carried out in accordance with the structural engineering report and method statement. The development shall not be brought into use until the works within the approved structural engineering report and method statement has been completed.
Reason: In the interests of sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

Condition 17 (window & doors)

17. Prior to commencement of any works to windows and doors, full joinery details at a scale of 1:10 shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in complete accordance with the approved drawings and so retained thereafter.
Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework. Before development work commences a report specifying the measures to be taken to protect the development from noise from road traffic on the A638, High Street Heckmondwike and Oldfield Lane, Heckmondwike and nearby commercial premises on High Street, Heckmondwike shall be submitted to and approved in writing by the Local Planning Authority.

20 (gable window)

20. Prior to the commencement of any works to enlarge the gable window, drawings to a minimum scale of 1:20 on elevation and 1:5 on plan and in section fully detailing the replacement window shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in complete accordance with the approved drawings and so retained thereafter.
Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework

Assessment Condition 4

Condition 4 requires a structural engineers report plus a method statement to be submitted in order for this condition to be considered. In this case neither of these documents have been submitted, therefore, this condition cannot be discharged. It should also be noted that the agent has stated that the back staircase will remain and new stud walls will be added therefore, a new application for Listed Building Consent for such works may be required.

Assessment Condition 17

With regards to condition 17, Plan (72)002 shows a proposed door and 3 window elevation details along with additional information giving 2 sets of details 1 to 4, however these don't clearly correspond with the elevation details. Furthermore having consulted with the Council's Conservation Team, they consider a more appropriate door design along with details for the proposed hinges, handles and window stays (where friction or egress hinges would not be supported) be submitted. It is therefore concluded that this condition cannot be discharged.

Assessment Condition 20

For this condition no elevation details have been submitted to confirm the position of the window in the gable, neither have the details for the proposed hinges, handles and window stays been submitted, albeit this may be a fixed window no details have been submitted to confirm this. It is therefore concluded that this condition cannot be discharged.

Decision notice text

Condition 4 (Structural)

Condition 4 requires a structural engineers report plus a method statement to be submitted in order for this condition to be considered. In this case neither of these documents have been submitted, therefore, this condition cannot be discharged. The discharge of condition 4 is therefore refused.

Conditions 17 & 20 (windows)

The supporting details on plan (72)002 shows unclear details in relation to the elevation details along with inappropriate door design and no details for the proposed hinges, handles and window stays, where friction or egress hinges would not be supported. The discharge of conditions 17 & 20 is therefore refused.

NOTE: The agent has stated that the rear staircase will remain with new stud walling installed this variation from the approved plans will require a new application for Listed Building Consent.