

**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: | 2023/65/91618/E |
| Site Address: | 2-4, South Bank Road, Carlinghow, Batley, WF17 8EW |
| Description: | Listed Building Consent for repairs to roof, doors and windows and repointing, rebuild the chimney to match period photographs |
| Recommending Officer: | Edward Cheseldine |

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 23-Aug-2023

Officer Report

2023/91618 - 2-4, South Bank Road, Carlinghow, Batley, WF17 8EW

Site Description

2-4 South Bank Road is a detached stone house in the area of Carlinghow. The building has origins dating to 18th century, however there is further possibility the dwelling could be aged to the early 17th Century. The dwelling is situated to the west of South Bank Road, at the bottom of a slope that rises to the south of the road. The property contains many original features and has been relatively unmodified since its inception. During the 1970s, the building was partly restored. Currently, the dwelling is in a good condition, however there are areas where its condition should be improved to conserve the building.

Proposal Description

The application is for Listed Building Consent for the repairs to the roof, doors, windows and pointing as well as to rebuild the chimney to match period photographs.

History of negotiations / amendments received

None.

Access Considerations

A Design and Access statement has been submitted with the application which is sufficient.

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 includes positive enhancements to the building which meet the sustainability goals set by the Council. Included are roofing and structural repairs, enhancing the life span of the building by maintaining the building to a habitable condition. Additionally, the installation of windows will have a thermal performance which complies with the climate emergency requirements.

Consultation Response

KC Conservation & Design were consulted on submitted plans. They determined the repairs to be sympathetic, that would not impact the significance of the heritage asset. Additionally, the reinstatement of the chimney breast would be a positive contribution, restoring the building close to its original state. The application is fully supported by KC Conservation & Design.

Representations

The application has been publicised with a site notice and a press notice.

Date site notice expired: 18 July 2023

Publicity expiry date: 27 July 2023

No representations have been received.

Policies

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'.

Kirklees Local Plan

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The following policies are considered relevant to this application:

LP 1-Achieving 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 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 proposal is for repairs to the roof, external doors, windows and repointing of the structure, with the addition of rebuilding the chimney on the north elevation.

Re-roofing and Roof Repairs

Re-roofing is proposed using the existing natural stone slates, with any new slates matching the existing. The heritage statement includes a schedule of works which specifies the method of reroofing and proposed materials. Like for like replacement using stone slates laid in diminishing courses, with stone ridges bedded on lime mortar, will ensure a weathertight roof laid to the original specification.

Following the stripping of the roof, structural roof repairs are likely to be required. The heritage statement proposes the following anticipated repair details, subject to the condition of the structure once the roof has been stripped. Where existing historic timbers have failed, additional timbers are proposed alongside them to provide support whilst retaining the historic fabric. Timber or stainless-steel straps are proposed where additional support and stability is required, again this will allow the historic fabric to be retained. These structural solutions will provide the required support and stability with minimal interventions and the retention of historic fabric.

Reconstructed Chimney

There have been amendments to the reconstruction of the chimney which was approved in application 2021/91256. This has been amended slightly, with a slight increase in height in line with evidence shown on a photograph

from the 1960's, included within the heritage statement, constructed in stone to match existing.

Re-pointing

Re-pointing is proposed using hot lime mortar, with the existing cement mortar removed carefully to avoid damage to the masonry. Details are provided within the heritage statement and are acceptable as the re-pointing will improve the breathability and performance of the structure as well as enhancing the visual appearance.

Minor areas of re-plastering are proposed internally using lime plaster and mortar. Again, this will improve the breathability of the structure using traditional techniques and materials.

Window repairs

Splice repairs are proposed to timber windows which are showing signs of decay. This is a sensitive approach which retains the existing fabric and was previously approved in 2021/91256 and is therefore acceptable.

Summary

In summary, the proposed works will ensure the future of this building by repairing key architectural features and reinstating the original chimney breast of the listed building, therefore enhancing the significance of the building. There is considered to be no harm from the proposal.

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.”

In totality, the repair works, and reconstruction of the chimney will enhance the significance of the historic building, improving its current conditions whilst reinstating a prominent feature that is evidenced through historic photographs.

The repair materials and methods have been carefully considered, as such these modifications will not lead to any harm and the alterations are clearly justified.

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.

The proposed repairs will ensure the preservation of the building and ensure that the important architectural features are maintained and restored.

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. The proposal will improve the condition of the listed building. It is therefore recommended for approval.

Recommendation Grant Consent

Decision Authorisation - Delegated Powers

Application Number: - 2023/91618

Officer Recommendation: Grant Consent

Conditions and Reasons:

1. The development shall be begun within three years of the date in which this 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: 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.

3. No work to reconstruct the chimney shall take place until samples of the masonry have been submitted to and approved in writing by the Local Planning Authority. The chimney shall be constructed and thereafter retained in this material.

Reason: 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 |
|----------------------------------|------------------|----------------|----------------------|
| Conservation/Heritage Assessment | CHA | 1 | 01/06/2023 |
| Design and Access Statement | DAS | 1 | 01/06/2023 |
| Proposed Floor Plans | FG.1 | 1 | 01/06/2023 |
| Proposed Elevations | FG.2 | 1 | 01/06/2023 |
| Location Plan | LP | 1 | 01/06/2023 |

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. Negotiations have taken place over the impact of the proposals on the character and significance of the listed building. No amendments were sought.

Report Dated:

21 August 2023