

# 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:	<b>2023/65/91816/W</b>
Site Address:	White Hull Farm, Blake Lea Lane, Marsden, Huddersfield, HD7 6NJ
Description:	Listed Building Consent for replacement windows
Recommending Officer:	Tom Hunt

#### **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.**

Emma Thompson

***AUTHORISED OFFICER***

**Date: 15-Jul-2024**

## Officer Report

### Site Description

2023/91816 – White Hull Farm, Blake Lea Lane, Marsden, Huddersfield, HD7 6NJ

White Hull Farm, also known as White Hall Farm, is a Grade II listed detached farmhouse dating to 1761 (datestone) and situated in a rural location in the hills above Marsden. It is constructed from hammer dressed stone with a stone slate roof and ranges of small, chamfered mullioned windows on the two floors of the south-east facing façade.

The existing windows are timber framed fixed lights and side hung storm-proof casement double-glazed windows with central glazing bars. Although not historic, these are traditional in design and typical of the windows found in this type of building.

### Description of Proposal

Listed Building Consent for replacement windows

### History of negotiations / amendments received.

Alteration of design from metal framing to have timber windows replacements, with and without glazing bars. Paint colours were confirmed.

### Relevant Planning History

93/04439	Erection of extension (Listed Building). <i>Conditional Full Permission.</i>
93/03754	Listed Building Consent for demolition of porch and extension and rebuilding of extension and installation of new windows. <i>Consent Granted.</i>
2005/91584	Listed Building Consent for replacement of existing utility room roof with stone slates. <i>Conditional Full Permission.</i>
2006/92844	Listed Building Consent for installation of 3 no conservation type cast iron roof lights. <i>Consent Granted.</i>
2008/90431	Listed Building Consent for formation of 2 new openings. <i>Consent Refused.</i>

2008/91888

Listed Building Consent for formation of door opening.  
*Consent Granted.*

### **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 policies and guidance documents to embed the climate change agenda.

The proposed alterations include the like for like replacement of the existing non-historic single and double glazed for slimline double glazed accoya timber windows. These measures will replace windows in poor condition and greatly improve the thermal performance of windows for improvements in energy efficiency and therefore, it is felt the proposal complies with the climate emergency requirements.

### **Consultation Responses**

Conservation and Design – Support

### **Representations**

The application has been publicised with a site notice and a press notice. No representations have been received.

Publicity expired: 30/08/2023

### **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 27<sup>th</sup> 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 20<sup>th</sup> December 2023, the Planning Practice Guidance Suite (PPGS) first launched 6<sup>th</sup> March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

- Chapter 2 Achieving sustainable development
- Chapter 12 Achieving well-designed and beautiful places
- Chapter 16 Conserving and enhancing the historic environment

### **Assessment**

The Conservation & Design Officer had been formally consulted and are supportive of the amended proposal.

The existing single and double glazed timber windows are not historic, however are traditional in design, with or without central glazing bars, and typical of windows in this type of building. The replacement of the existing windows, with new timber, slim double-glazed windows, would not remove or damage any historic fabric. Hardware would be traditional stormproof hinges with traditional casement fastener and casement stay. Paint colours have been agreed by the Conservation & Design Officer with three options to ensure that the windows will be in-keeping with its setting and for heritage amenity. The interventions would not harm the significance of the Listed Building as they would use high quality natural materials, paint colours and design in keeping with the historic Building.

### *Conclusion*

Paragraph 205 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 208 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.”*

The proposed replacement of non-historic windows for traditional timber framing with a slimline double-glazed appearance are acceptable as interventions to the Listed Building which will be of some benefit to the visual amenity of the Building and its long-term function, thermal insulation and maintenance. No harm has been identified in this instance. The proposal complies with Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF and Policy LP35 of the Kirklees Local Plan, and therefore the application is recommended to have consent granted subject to condition the development is undertaken in accordance with the submitted plans.

**Recommendation            Grant Listed Building Consent**

**Decision Authorisation - Delegated**

**Application Number:** - 2023/91816

**Officer Recommendation:** Grant Listed Building 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. New windows shall be fixed light or side hung casements in accoya timber, with mouldings and timber sections in accordance with the approved details. Existing single pane windows shall be replaced with single pane windows, and existing windows with a central glazing bar shall be replaced with windows incorporating a central glazing bar. They shall be finished with a matt or eggshell painted finish in the following colour options from Farrow and Ball: French Gray, Vert de Terre or Lichen. All slim double-glazed units shall have 4mm glass with an 8mm gap with black spacer bars. Opening casements shall have butt hinges and traditional window stays, and all new window frames shall be set back in the reveal as existing and not fitted flush with the external wall. Friction hinges and visible trickle vents shall not be permitted.

**Reason:** In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan			27/06/2023
Proposed Timber Window Elevation and Section Plans (with Central Glazing Bar).			10/07/2024

Proposed Timber Window Elevation and Section Plans (without glazing bar).		Amended	09/07/2024
Email received	Colours Confirmed		11/07/2024
Heritage Statement			27/06/2023

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. The scheme was amended to a design and materials in keeping with the Listed Building.

**Report Dated:**

12/07/2024