

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2023/44/93175/W
Site Address:	Edgeworth, Main Gate, Hepworth, Holmfirth, HD9 1TJ
Description:	Discharge condition 5 (doors/windows) on previous permission 2021/93813 for demolition of existing funeral home and erection of new dwelling (class C3) with associated landscaping and decked terrace to rear (within a Conservation Area)
Recommending Officer:	Teresa Harlow

DECISION – DISCHARGE OF CONDITION APPROVED

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: 20-Nov-2023

Officer Report - Discharge of Conditions Application

This application seeks to discharge condition 5 (windows and doors) on previous permission 2021/93813 for demolition of existing funeral home and erection of new dwelling (class C3) with associated landscaping and decked terrace to rear (within a Conservation Area). The application was approved on 29th April 2022.

Conservation Officers were informally consulted in the assessment of the details provided. An email summarising the discussion was agreed with them and shared with the agent who responded with further justification for the doors as submitted.

Condition (windows and doors)

Wording:

5. Notwithstanding the details submitted, prior to the installation of any new doors (including garage doors) and windows within the development, full details of the doors and windows within the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include elevation, cross section, cill, surround, lintel, mullion and recess detail, material and colour/finish. The doors and windows shall be installed within the dwelling in full accordance with the approved details and shall be retained as such thereafter.

Reason: In the interests of visual amenity, to preserve the significance of the Hepworth Conservation Area and nearby Grade II listed buildings, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, Principle 13 and 14 of the adopted Housebuilders Design Guide SPD, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan and Chapters 12 and 16 of the National Planning Policy Framework.

Officer Assessment:

This condition was added for completeness to ensure a high-quality finish which preserves the visual amenities of the locality and conservation area. The details required by condition 5 have already been partly approved under discharge of condition application no. 2023/91631, as follows:

'Drawings & Details:

- *Plan ref 505c - Stone Details – plan of head, cills and jambs (natural stone) in ashlar stone. Heads and cills to be 140mm – to tie in with stone coursing. Jambs to be 100mm, windows and doors to be set in reveal by 64mm*
- *Elevations with window and door types denoted: 2940 - 300f - Elevations 1 of 2 and 2940 - 301c - Elevations 2 of 2*
- *2940 - 310a - Window Schedule*

Details of product Specification (windows):

CASEMENT - DATA SHEET.pdf; COR 70 Hidden sash TB.pdf; COR Vision Plus Sliding.pdf

Product Images for windows:

Casement01.jpg, Casement02.jpg, COR VISION_01 to COR VISION_05.jpg, COR70-HO_01.jpg & COR70-HO_02.jpg

Window Colour:

Aluminium Powder Coated Ral7016 Textured PE7016TD (Anthracite Grey)

Window Order Form and Details:

CROSS SECTIONS.pdf, E23-016.3 LEE MALIA BWD Quote.pdf

The submitted details, for the windows alone, are approved in part compliance with condition 5. This is provided the external paint is in an eggshell finish. The requirements of condition 5 are that the windows shall now be installed within the dwelling in full accordance with the approved details and shall be retained as such thereafter.

The details of new doors, including garage doors, are not approved. Insufficient detail has been provided to assess the acceptability of external doors. To comply with condition 5, a further discharge of condition submission will be required before external doors are installed.'

This application is therefore assessed in relation to the details of the external doors submitted.

Front Door and Garage Door:

86912_GST_Kurzversion_0717_ENRefer to Page 17, product number: M-ribbed (LPU 67 Thermo, LPU 42, LTE 42) Colour RAL 7016 (Anthracite Grey)

These doors would be of a 'composite' type with 67mm insulation to the garage door. The garage door would have a sectional finish, avoiding an 'up-and-over' type door. The adjacent front door would harmonise with the garage door having the same ribbed effect.

The Officer's report in the assessment of the original application stated that: *Full details of the garage door have not been provided, including the materials, and this could be included within a condition relating to openings. The door should be constructed from materials to respect the traditional context the site sits within.'*

The doors: garage and house, along the front elevation are proposed, as the approved windows, to be finished in anthracite grey and be of a simple modern finish. The composite finish and material would – in the context of this dwelling and the details previously approved – 'respect the traditional context the site sits in'. The site is within the Hepworth Conservation Area and the redevelopment of the site sees the former funeral home replaced with the larger two-storey dwelling. The new dwelling harmonises with the Conservation Area in its detailed finish.

Discussion with Conservation regarding the submitted details can be summarised as follows:

- Having looked through the details, in terms of the preservation of the Conservation Area, we would prefer the door types: S-ribbed (LPU 42, LTE 42), as set out on page 17 of the 86912_GST_Kurzversion_0717_EN door brochure. The door details are shown to be in RAL7016 (Anthracite Grey).

In response, the agent states that:

“the M-Ribbed is available in a 67mm thickness, which allows the door to have far better thermal credentials so will assist in the energy efficiency of the build, the S-Ribbed is only available in a 47mm. On top of this I do think the M-Ribbed is far more aesthetically pleasing, the sections are relatively short in comparison to a lot of sectional doors and shorter than others within the conservation area. I do feel the S-Ribbed would give a more cheapened appearance”.

(examples of doors with wider sections within the same conservation area were provided with correspondence.).

All the above has been taken into account, including the minor differences between the submitted details, the alternative proposal put forward by Conservation and the justification provided by the agent. Weight has been afforded to the modern yet traditional design of the replacement dwelling. The original door specifications (M ribbed) – including the material proposed and the dark grey colour – are considered to retain the visual amenity of the area, to preserve the significance of the Hepworth Conservation Area and nearby Grade II listed buildings. This is provided an eggshell finish is used for the external face of these doors.

Recommendation: Application no. 2023/93175

Approve

Decision Text:

Condition 5 – windows and doors.

You have submitted:

Drawings & Details:

Front Door and Garage Door:

Brochure details of the garage door and front door:

86912_GST_Kurzversion_0717_EN.

Refer to Page 17, product number: M-ribbed (LPU 67 Thermo, LPU 42, LTE 42) Colour RAL 7016 (Anthracite Grey)

The submitted details, are approved in compliance with condition 5, together with the details previously approved under application no. 2023/91631. This is provided the external paintwork of the doors is in an eggshell finish, to match the approved windows. The requirements of condition 5 are that the doors shall now be installed within the dwelling in full accordance with the approved details and shall be retained as such thereafter.