

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:	2023/65/93620/W
Site Address:	King James School, St Helen's Gate, Almondbury, Huddersfield, HD4 6SG
Description:	Listed Building Consent for installation of replacement windows (within a Conservation Area)
Recommending Officer:	Sebastian Pickles

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.

Helen Bower

AUTHORISED OFFICER

Date: 05-Mar-2024

Site

King James's School was founded in 1609, the earliest buildings on the site no longer exist. The Entrance Block and Extensions to North and North West are listed grade II. The entrance was rebuilt between 1743 and 1746 and the extension to the north-west was built on the site of earlier buildings in 1848, the extension to the north was built around 1848. The proposed works relate solely to the entrance block, which is two storey and constructed of hammer dressed stone, with quoins. It has a stone slate roof with three tall hammer dressed stone chimney stacks. The windows are mullioned with 8 pane fixed lights and casement. The doorway is to the left of the centre of the building and has stone surrounds. The entrance block faces east over a lawned garden area.

King James's School is located in Almondbury, off St Helen's Gate Road. The wider school site comprises buildings which were constructed over numerous decades in a mixture of architectural styles. Materials are prominently natural stone. The site is located in the Green Belt and within the Almondbury Conservation Area.

Proposals,

The application is for listed building consent for the replacement of the existing windows.

Relevant Planning History

History of negotiations / amendments received

A site meeting was held with the Estates Manager to review the existing windows. It was made clear that the windows are to be replicated on a like-for-like basis including the use of single glazing. This was confirmed by the agent for the application and is reflected in the submitted details.

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 proposals are for the replacement of the existing windows. The existing windows are in poor condition allowing water ingress and increased loss of heat. The proposed replacement windows will ensure that the character of the building is retained, as well as providing better thermal performance, which should in turn reduce the amount of heat required for the building.

Consultation Responses

The officer report has been compiled by the Conservation and Design Officer.

Public/Members Response

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

Date site notice expired: 23.02.2024

Publicity expiry date: 23.02.2024

Kirklees Local Plan Policy

LP 1-Achieving Sustainable Development

LP 2 – Place Shaping

LP 24 – Design

LP 35 Historic environment.

National Policies and Guidance:

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'.

National planning policy and guidance are set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19th December 2023, 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

King James School is one of the oldest schools in West Yorkshire, receiving its charter in 1608 and is pre-dated by Heath Grammar, Halifax (1585) and Queen

Elizabeth Grammar School, Wakefield (1591). The school originated in the north-east corner of the present school site, the earliest remaining building (the entrance block) dates from the mid-18th century with mid-19th century additions, this part of the building is listed grade II. The school was expanded to the south in the late 19th century in an Old English Revival style by W Swinden Barber, an accomplished architect from Halifax whose work includes many listed churches. The 18th and 19th century buildings make a positive contribution to the character of the conservation area. Further expansion took place to the west of the site in the 20th century. The 20th century buildings are of a utilitarian design and constructed of local stone. They make a neutral contribution to the character of the conservation area.

The proposed works as set out are for the replacement of the existing windows, as indicated in the 'Windows Replacement Project, Elevations details'. The existing windows are in varying degrees of condition. From assessing the windows externally and internally, it does appear that the majority of the windows are not the original windows and are replacements, most likely from the 20th century. While this is the case the windows have retained the character of the building ensuring that glazing bar details are representative of the character of the building.

As stated in the history/ negotiations it was confirmed that the intention is for the windows to be replaced on a matching, like-for-like basis in terms of materials, thickness of glazing, frame dimensions, glazing bar details, putty finish to the glazing, methods of opening, associated ironmongery for closers and hinges and other associated details.

The proposed works will therefore retain the character of the listed school building while ensuring that the windows perform as required.

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.”

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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

This application has been assessed against relevant policies in the development plan and other material considerations. As set the proposals are for the replacement of the existing windows on an exact matching, like-for-like basis. The works will ensure that the character of the building is retained while ensuring that the windows perform as they need to and prevent the current issue of water ingress. The works are considered to have a neutral impact overall.

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).

Recommendation Grant Consent

Decision Authorisation - Delegated Powers

Application Number: - 2023/93620

Officer Recommendation: Grant 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 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. Notwithstanding the submitted details the replacement windows shall be replaced on an exact like-for-like basis and based on a measured survey of the existing windows which should be undertaken prior to their removal. The existing windows shall be used as a template for the replacement windows.

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.

4. Notwithstanding the submitted details there shall be no use of filler or expandable foams in the fitting of the replacement windows.

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
Location Plan	2114.193.23		13/12/2023
Site Location Plan/ Block Plan	SLP		07/12/2023

Site Location Plan and Window Details	01	A	07/12/2023
Window Replacement Projects – Elevation Details			15/01/2024
Heritage Statement			07/12/2023

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. Following engagement and discussions with the agent and applicant the proposals are considered acceptable.

Report Dated:

28th February 2024