

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:	2024/65/90359/W
Site Address:	Starling End Farm, 72, Hanson Lane, Lockwood, Huddersfield, HD4 5HL
Description:	Listed Building Consent for internal alterations and blocking of external door
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: 29-Apr-2024

Site

72 Hanson Lane, listed at Grade II, also known as Starling End Farm, is a former agricultural holding but is now in residential use. Associated buildings are located to the north of the main former farmhouse, some of which have also been converted to residential use. Hanson Lane steeply slopes in a west-to-east direction towards the railway station and as such the buildings are set much higher than the road.

Along Hanson Lane, there is a high boundary stone wall fronting the site, with a small entrance within the boundary wall. The wall appears to be of a dry-stone construction. While this is the case, even with the topography of the site, the building is visible off Hanson Lane when approaching from the west and increases in visibility from the east when coming further up the hill.

Proposals,

The application is for listed building consent for internal alterations and blocking in of external door.

Relevant Planning History

95/92082 – 72 Hanson Lane, Lockwood – Demolition of outbuildings and erection of extension (Listed Building) – Conditional Full Permission

95/92083 – 72 Hanson Lane, Lockwood – Listed Building Consent for demolition of outbuildings and erection of extension and alterations to windows and doors.

95/91154 – 72 Hanson Lane, Lockwood – Listed Building Consent for erection of extension and alterations and demolition – Consent Refused

95/91163 – 72 Hanson Lane, Lockwood – Erection of extension (Listed Building) – Refused

2002/93867 – 72 Hanson Lane, Lockwood – Listed Building Consent for erection of a first floor extension and installations of rooflights – Refused

2011/91495 – 72 Hanson Lane, Lockwood – Extension and alterations to existing former agricultural building into ancillary accommodation to 72 Hanson Lane together with stables and store (Listed Building) – Conditional Full Permission

2011/91496 – 72 Hanson Lane, Lockwood – Listed Building Consent for extensions and alterations to existing former agricultural building into ancillary accommodation to 72 Hanson Lane together with stables and store – Withdrawn

2012/92053 – 72 Hanson Lane, Lockwood – Listed Building Consent for extension and alterations to existing agricultural buildings – Consent Granted

2015/93598 – 72 Hanson Lane, Lockwood – Change of use and alterations to barn and outbuildings to form ancillary accommodation associated with 72 Hanson Lane (Listed Building) – Conditional Full Permission

2015/93599 – 72 Hanson Lane, Lockwood – Listed Building Consent for alterations to barn and outbuildings to form ancillary accommodation with 72 Hanson Lane – Consent Granted

2017/92445 – Listed Building consent for new entrance screen and alterations to barn and outbuildings – Consent Granted

2017/92582 – Non material amendment to previous permission 2015/93598 for change of use and alterations to barn and outbuildings to form ancillary accommodation associated with 72 Hanson Lane (Listed Building) – NMA Approved

2017/93665 – Non material amendment to previous permission 2015/93598 for change of use and alterations to barn and outbuildings to form ancillary accommodation associated with 72 Hanson Lane – NMA Approved

2017/93666 – Listed Building Consent for new entrance screen and alterations to barn and outbuildings – Consent Granted

History of negotiations / amendments received

There has been extensive engagement with the agent and applicant. On initial assessment of the proposals, concerns were raised that too great an amount of historic fabric was being proposed to be lost for the internal wall. The principle of infilling the doorway was supported, however, there were concerns about the method being proposed. A site meeting was held to discuss the proposals in situ. It was expressed that while there were reasons presented for the proposals, these did not fully justify the amount of loss of historic fabric proposed.

Further detail was requested for the plans for proposed internal layouts. It was also discussed that reducing the size of the proposed opening would reduce the impact and the proposals would be supportable if the opening was reduced as this would enable the legibility of the historic line of the wall to be retained and evident.

There was further engagement with the agent regarding the size of the opening, the method of infilling the door and additional details associated with the fit-out of the kitchen, such as extraction and utilities. Amended plans and additional details were submitted for the final assessment and determination of the application.

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 will have no climate change implications.

Consultation Responses

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

Public/Members Response

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

Date site notice expired: 05.04.2024

Publicity expiry date: 29.03.2024

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

As has been established through the planning history for the site, there has already been a reasonable degree of alteration and addition to the building.

The proposals form three main elements, which are,

- the increase in the opening between the kitchen and dining room,

- the relocation of the kitchen into the dining room space and finally
- the infilling of the doorway to the left-hand side of the principal elevation.

The proposed increased opening between the kitchen and dining room affects the historic internal dividing wall. Having reviewed the historic map regressions it appears that at the first phase of development, this section of wall formed the rear elevation. Shortly after the construction of the main farmhouse a rear extension was added, which formed a catslide roof. While the section of the wall became an internal dividing wall, it is an important survivor of this first phase of development and contributes to the overall significance of the asset as part of its historic development. As existing, there is only a single doorway between the kitchen and the dining room.

The initial approach was to take out the entire section of the wall from the doorway onwards. Concerns were raised with this approach, as it removed a large amount of historic fabric and removed the legibility of the line of the historic wall. As set out under 'Negotiations/ Amendments' there was extensive engagement with the agent setting out these concerns and expressing that the initial approach could not be supported due to the extent of fabric removal and potential impact on the listed building, with the loss of a large section of historic fabric and loss of legibility of the line of the original wall. Following further engagement, the agent submitted plans which show a lesser section of wall being removed, with nibs on either side of the opening. While this will still see a section of the wall lost, it will allow for the legibility of the historic line of the wall. While this will have an impact, this is considered a reasonable approach which can be supported. It should however be noted that this is based on an individual assessment of the building and the likely impact and while found to be acceptable in this instance, it does not mean that further such losses would be considered acceptable, or that it should be used as precedent for other sites. The second element of the proposals is the internal reconfiguration of the space, with the kitchen moving into the dining/ living room space. The change will have a degree of impact on the building. It does appear that the kitchen has been housed within the rear extension of the property for a considerable amount of time. However, it is acknowledged that properties do not necessarily stay in the same layout in perpetuity and there is often a degree of alteration and adaptation requested. The proposed reconfiguration is therefore considered to be acceptable in principle and will not unduly harm the listed building. All services are to be fed off existing utilities located within the basement and it has been clarified that the works will not require any external flues/vents/grilles as a result of the reconfiguration works.

The final element of the proposal is the infilling of the doorway. The property has historically been two cottages, associated with the historic farm complex. The planning history shows that the building has since been converted into a single dwelling. The two main entrance doors on the southern, principal elevation have been retained. The initial approach proposed was for the door

on the left side of the elevation to be entirely removed and the entrance to be infilled with stonework. This would have seen a loss of legibility and would have impacted the relatively unaltered elevation, however, the principle was considered reasonable. It was agreed that the doorway and extant door should be retained as existing, and the doorway simply blocked from the inside. This will therefore retain the legibility and have no impact on the elevation.

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 out in the report there has been extensive engagement with the agent to review and refine the proposals for No.72 Hanson Lane, as it was considered the initial proposals would have too great an impact on the listed building. Following this, a scheme has been reached which allows for alterations to the building, including the increased opening to the internal wall and the infilling of the doorway, but with a lesser degree of impact and greater consideration of the building and its significance and character.

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: - 2024/90359

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 all works for repair of the stonework/ masonry shall be completed using lime mortar only.

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 all work for replastering/ repair to plasterworks shall be completed using lime plaster only.

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.

5. Notwithstanding the submitted details regarding the infilling of the doorway noted on drawing no. 2403-01, the insulation to be used shall be permeable. There shall be no use of Kingspan, Celotex or other similar foil-backed PIR board. The mortar to be used shall be lime mortar only. The internal finish shall be lime plaster only.

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.

6. Notwithstanding the submitted details there shall be no use of cement or concrete internally.

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.

7. Notwithstanding the submitted details there shall be no use of filler or expandable foams in any element of the works.

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
Existing and Proposed Plans and Location Plan	DWG No. 2403-01		24/04/2024
Design, Access and Heritage Statement	72 Hanson Lane		19/02/2024

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 and the submission of amended/ update plans the proposals are considered acceptable.

Report Dated:

29th April 2024