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:	**2024/65/90759/W**
Site Address:	White Syke Farm, Marsden Lane, Marsden, Huddersfield, HD7 6AF
Description:	Listed Building Consent for renovation of outbuilding and erection of glazed lean-to on the south east elevation of the outbuilding to form domestic workshop for uses incidental to the enjoyment of the dwellinghouse
Recommending Officer:	Laura Yeadon

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.

John Holmes

AUTHORISED OFFICER

Date: 22-Jul-2024

Officer Report

Website

Site Description

White Syke Farm is an early 19-century Grade II Listed farmhouse and attached barn. The house and barn are set in a long linear plan form, externally faced in stone and slate roof tiles. The original building has undergone a series of changes and adaptations, some of which have been more recent. Within the wider curtilage of the site, the property benefits from extensive on-site parking amenity space and outdoor amenity space. This includes an outbuilding to the south of the main farmhouse.

The property is located within the Green Belt and the Strategic Green Infrastructure Network as defined within the Kirklees Local Plan and lies close to the railway line and a water course.

Description of Proposal

Listed Building Consent is sought for the renovation of outbuilding and erection of glazed lean-to on the south-east elevation of the outbuilding to form domestic workshop for uses incidental to the enjoyment of the dwellinghouse. An application of Planning Permission for the works have been submitted under application number 2024/90759 which runs concurrently with this application.

The existing outbuilding sits within the domestic curtilage of the site and has a footprint of 5.2m x 6.6m and is single storey in height. It is proposed that a greenhouse style extension would be located on the south-eastern elevation of the building facing away from the farmhouse. The extension would project of the rear elevation of the building by 3 metres and would be width of 4.5 metres which would be set in from both side elevations of the building. The extension would be glazed within a black painted Accoya frame. The roof would be formed from the existing stone slates which would be removed to facilitate the solar panels with the windows within the building black Accoya with the or painted to match the farmhouse.

Internally, it is proposed that the a dry store, workshop and WC would be created along with a free standing sink unit.

The other works proposed include:

- Insulate and add screed floor
- Doorway to lean-to – existing window sill to be removed and doorway created
- Roof insulation – new breathable membrane installed
- Solar panels installed to south elevation roof form
- Windows – existing timber frames removed and replaced with Accoya timber frames
- Internal wall finish – repair lime pointing with lie wash paint finish

- Timber framed partitions created
- Electric and water services – already supplied – solar panel battery located above WC on existing partition
- Drainage and ventilation services – new below ground drainage connections to be created

Officer note: There appears to be a discrepancy between the labelling of the elevations on the existing and proposed plans. Notwithstanding this, it is clear from the plans which elevation relates to which elevation of the building.

History of negotiations/amendments received

Following the receipt of comments from the Conservation and Design Team, the plans and Heritage, Design and Access Statement were updated with regards to the proposed materials and methods proposed to renovate and extend the building. Following clarification regarding a window being a top opening casement, Officer have accepted the amendments as being acceptable and have requested conditions which shall be attached to the decision notice for Listed Building Consent. The final set of amended plans were received on 10th June 2024 and form the basis of this assessment.

Relevant Planning History

2004/94223 Change of use from garage to dwelling – Granted

2006/90665 Listed Building Consent for removal of single storey wash kitchen extension and erection of new single extension (retrospective) – Granted

2008/94387 Change of use of existing barn and alterations to extend existing dwelling (Listed Building) – Granted

2008/94389 Listed Building Consent for change of use of existing barn to extending exiting dwelling and alterations – Granted

2023/91236 Erection of lean-to car port to western gable end (Listed Building) – Granted

2023/91237 Listed Building Consent for erection of lean-to car port to western gable end – Granted

2024/90758 Renovation of outbuilding and erection of lean-to to the south east elevation of the outbuilding to form domestic workshop for uses incidental to the enjoyment of the dwellinghouse (Listed Building) – runs concurrently with this application

Representations

We are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we

have publicised this application via neighbour notification letters, site notice and newspaper advertisement.

Final publicity date expired 18h May 2024

Parish/ Town Council – not applicable

As a result of the public consultation period, no representations were received in relation to the application for Listed Building Consent.

The amended plans were considered to make marginal changes to the proposal's design and method of work and as such were not publicised on the basis it was considered the plans as advertised adequately alerted the public to the nature of the proposed development.

Consultation Responses

K.C. Conservation and Design – initial concerns raised with regard to construction materials and methods proposed – following amendments and clarification of top opening casement window, no objection subject to conditions

Policy

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 is possesses'.

The listing description is as follows:

Early C19. 2 houses and barn. Hammer dressed stone (part rendered). Pitched stone slate roof. 2 storeys. South elevation: Ground floor; 2 doorways with stone surround. one 2-light stone mullioned window. One single light with stone surround. First floor; one 6-light stone mullioned window. One 3-light stone mullioned window. Barn: large central doorway and small doorway. 2 round pitch holes at high level. East elevation: single storey pitched roof extension. 2 later casements at first floor level.

<u>Kirklees Local Plan:</u>

- **LP 2** – Place shaping
- **LP 24** – Design
- **LP 35** – Historic environment

<u>National Policies and Guidance:</u>

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th December 2023, the Planning Practice Guidance Suite (PPGS) first launched

6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

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

Legislation

- The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990

Assessment

Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990 introduces a general duty in respect of listed buildings. In considering whether to grant planning permission for development which affects a listed building or its setting the Local Planning Authority should shave special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. This is also reiterated within Policy LP35 of the Local Plan.

The works have been detailed within the submitted plans and also the Design and Access Statement and Heritage Statement as required by Chapter 16 of the NPPF. These are also detailed as above within the 'Description of Proposal' section of this report.

Both internal works to the building are proposed which are listed above. Amended plans were requested as whilst the principle of refurbishing and extending the property were generally supported by Conservation and Design Officers, there were some concerns with regard to the materials proposed and methods proposed. These included:

- the use of a DMP and PIV insulation being proposed changed to the use of limecrete
- ensuring that the roof insulation is fully permeable
- the windows being timber framed rather than aluminium
- lime plastering to the internal walls of the building

The Agent was sent the comments from Conservation and Design and as a result, the submitted plans and Heritage, Design and Access Statement were updated to reflect the comments received from Conservation and Design.

Following the final submission of amended plans, Officers are satisfied that the alterations to the building would be sensitive enhancements that which would bring the building back into use. This would result in an overall public benefit to the site by preventing the building from going into disrepair.

It is therefore considered that the proposal would have an acceptable impact on the host listed building and would comply with both local policy within LP24 and LP35 and advice within Chapter 16 of the NPPF, subject to conditions relating to no use of friction or egress hinges on any of the windows, the windows should make use of traditional window stays and closers and also that the thickness of any double-glazing units in the windows or doors are to be no more than 16mm.

Other matters:

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 predates 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.

A Climate Change Assessment was submitted as part of the application.

Representations:

None

Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation **Grant Consent**

Decision Authorisation - Delegated Powers

Application Number: 2024/90759

Officer Recommendation: Granted

Conditions:

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 Section 51 of 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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP2, LP24 and LP35 of the Kirklees Local Plan, Policies within Chapters 2, 12 and 16 of the National Planning Policy Framework.

3. No use of friction or egress hinges shall be permitted on any of the windows.
   Reason: To ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage and to accord within Kirklees Local Plan Policy LP35 and policies within Chapter 16 of the National Planning Policy Framework.

4. The window shall make use of traditional window stays and closers.
   Reason: To ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage and to accord within Kirklees Local Plan Policy LP35 and policies within Chapter 16 of the National Planning Policy Framework.

5. The thickness of any double glazing units in the windows or doors are to have a thickness of no more than 16mm.
   Reason: To ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage and to accord within Kirklees Local Plan Policy LP35 and policies within Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Location plan	TQRQM23085154340763		13th March 2024
Block plan	223-002 – Rev: C		8th April 2024
Existing elevations, floor plans and section	223-003 – Rev: D		13th March 2024
Proposed floor plans	223-103 – Rev: F		10th June 2024
Proposed elevations	223-104 – Rev: D		10th June 2024
Proposed sections	22-105 – Rev: D		10th June 2024
Heritage, Design and Access Statement	Updated 15.05.24		21st May 2024

Plan Type	Reference	Version	Date Received
Climate Change Statement	Appendix A		26th March 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 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 Following the receipt of comments from the Conservation and Design Team, the plans and Heritage, Design and Access Statement were updated with regards to the proposed materials and methods proposed to renovate and extend the building. Following clarification regarding a window being a top opening casement, Officer have accepted the amendments as being acceptable. The final set of amended plans were received on 10th June 2024 and form the basis of this assessment.

Report Dated: 19th July 2024