

**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:	2024/65/91502/W
Site Address:	2, The Old Stables, Huddersfield Road, Meltham, Holmfirth, HD9 4BQ
Description:	Listed Building Consent for replacement windows and doors
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: 08-Jul-2024

Site

The application relates to 2 The Old Stables, which is located to the west of the Grade II Meltham Hall. The Old Stables is accessed immediately off Huddersfield Road, which is the connecting road which runs between the Old Stables and Meltham Hall. Historically the Old Stables was within the boundary of the Hall and the existing dividing road was only introduced in the very late 20th century. The Old Stables is considered to be curtilage Listed to Meltham Hall.

The existing building is relatively modest, constructed with a mix of Ashlar and coursed stone. There is a central bay, with flanking bays on either side which are set back. The building forms 2 dwellings. To the front elevation, there are two large sections of glazing which do have glazing bars. The roof finishes in natural slate but has a run of roof lights to either side of the ridge.

Proposals

The application is for listed building consent for the replacement of the windows and doors to 2 The Old Stables

Relevant Planning History

94/91757 – Change of use from training centre to offices and garages to workshop/ storage

2001/91930 – Change of Use from Moorland Rescue HQ to Dwelling with 2 No. Parking Spaces (Curtilage Listed Building)

2006/91509 – Conversion and Extension of garages to 2 dwellings (Listed Building)

2006/91510 – Listed Building Consent for conversion of garages to 2 dwellings

History of negotiations / amendments received

There has been some engagement with the applicant and an amended Design, Access and Heritage Statement has been submitted, which clarifies details in respect of the proposed colour.

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 Conservation and Design Officer.

Public/Members Response

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

Date site notice expired: 04.07.2024

Publicity expiry date: 05.07.2024

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 set out at the beginning of this report, 2 The Old Stables is considered to be curtilage Listed to Meltham Hall. As discussed the Old Stables was formerly within the boundary of Meltham Hall and had a clear historic connection with the Hall as an ancillary building which was in the same ownership and same boundary of the Hall and use associated with the Hall at the time of Listing.

At the very end of the 20th century the area saw increased development, which led to the formation of the dividing road which intersected the Old Stables from the Hall.

The Old Stables does have an interesting history. The building appears to have been constructed at the beginning of the 20th century. The historic OS maps first show it as being a building with an attached glazed section to the front. We do know from historic images that in the early 20th century the building was used as a Fire Station. The historic images clearly show the building, but it includes large glazed opening doors, which would have been where the existing openings are as existing. There is also a projecting semi-decorative glazed canopy. Looking at the existing building you can still clearly see the iron beams which would have held the Canopy, which have simply been cut and left in place. The supporting stone corbels are also extant. The two side bays appear to have been extended at a later date.

The proposals under the application are for the replacement of the existing windows and doors from the existing timber windows to aluminium frames and doors.

It is apparent the building has undergone a reasonable degree of change since its inception however, the form and overall character of the building has been retained.

The existing windows appear to have been added at the time of its conversion around 2006 and are of no historic merit. The intention as shown on the plans is to retain the configuration of the windows to the front elevation. There will however be one change. The existing top windows are fixed, however, with the replacement windows, these will be top-opening casements. The replacement windows will be flush fitting, which is a small improvement from the existing windows. The replacement doors will be a match in design to the existing, the only change being that they will be constructed in aluminium.

The colour of the windows and doors has been agreed to be Slate Grey. While there is a change of materials, the form of the replacement windows and doors will retain the character and appearance of the building and with the history of the building, the use of metal frames is considered reasonable.

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 assessment, the existing windows and doors are of no historic merit and the principle of replacement is considered acceptable. The configuration of the windows to the front elevation will be retained, noting the small change to the increased number of opening casements. The doors will be of matching design. The use of metal (aluminium) is considered reasonable given the history of the building and the overall form and character of the building will be retained.

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: - 2024/91502

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 replacement windows and doors shall be finished in Slate Grey (RAL No. 7015) unless otherwise agreed in writing by the LPA.

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	PP-12780423	V1	30/05/2024
Design Access and Heritage Statement			28/06/2024
Proposed Window Section			30/05/2024
Proposed Elevations and Window Profiles			30/05/2024

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 with the applicant the proposals are considered acceptable.

Report Dated:

08.07.2024