

**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:	2024/65/91613/W
Site Address:	Butternab Road, Beaumont Park, Huddersfield, HD4 7BA
Description:	Listed Building Consent for Re-use of existing barn and new extension to form dwelling (within the curtilage of a listed building)
Recommending Officer:	Lucy Taylor

DECISION – Grant Listed Building Consent

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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 07-Nov-2024

Officer Report

Site Description

The barn is part of a collection of buildings known as Butternab Farm, located off Butternab Road to the south of Beaumont Park, Huddersfield. An existing vehicular access serves the site, as well as existing properties adjacent to the site known as Butternab Farmhouse and Butternab Farm Cottage, both Grade II Listed.

Description of Proposal

Listed Building Consent is sought for the re-use of existing barn and new extension to form dwelling (within the curtilage of a Listed Building).

The proposal sees the conversion of the existing building, with extensions to the south and western elevations. The proposed development will see the removal of single storey outbuildings and a shipping container.

The resultant dwelling would have three bedrooms, kitchen / dining area, living room, snug, study and bathrooms.

Relevant Planning History

At the application site:

- 2006/92216 – Listed Building Consent for re-use of existing barn and new extension to form dwelling. *Consent Granted.*
- 2007/90853 – Re-use of existing barn and new extension to form dwelling. *Granted Conditional Full Permission.*
- 2024/91612 – Re-use of existing barn and new extension to form dwelling. *Pending determination.*

Neighbouring the application site:

- 2022/93525 – Erection of extensions and alterations to convert former agricultural buildings to form one detached dwelling. *Granted Conditional Full Permission.*
- 2023/91660 – Listed Building Consent for erection of extensions and alterations to convert former agricultural buildings to form one detached dwelling. *Consent Granted.*

History of Negotiations

Negotiations took place between the case officer, Council's Conservation & Design Officer and the planning agent.

These negotiations resulted in the submission of amended plans, with the overall determination of this application based on the latest proposed plans, submitted 14th October 2024.

Given that the amendments saw no change to the description of the proposal and the same principle of development, it was not considered necessary in this instance to re-advertise 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 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, NPPF policies and guidance documents to embed the climate change agenda.

As part of this application, a Climate Change Statement was submitted, which set out several mitigation measures.

In this case, it is considered that the resultant residential development would have an acceptable impact on Climate Change, given the requirement in relation to building regulations.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

KC Conservation and Design (informal) - confirm that the amended plans have addressed any previous concerns and KC Conservation and Design now support the proposals, with the inclusion of several conditions.

Representations

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via Site Notice and Press Publicity which expired: 19th July 2024.

No representations received.

Policies and Legislation

The application site is located within the curtilage of a Listed Building 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*”.

Kirklees Local Plan:

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The following policies are considered relevant to this application:

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP24 – Design
- LP35 – Historic environment

National Policies and Guidance:

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

Assessment

Significance

The application site is located within the curtilage of Butternab Farm, which has the following listing description: *C18. Hammer-dressed stone. Pitched stone slate roof. Fast gable coped, with moulded kneelers. 2 storeys. One lean-to outshot with catslide roof on each side. Various C19 sashes except at west end, where there is one range of casements.*

Impact of the Proposal on Significance

The proposal being considered is for the re-use of the existing barn and new extension to form dwelling.

The proposal is considered to be in keeping with the original architectural form and style of the barn to be converted. The external walls of the barn are to remain faced in stone and the roof is to be infilled with stone slates (officer's note that the plans state artificial stone slates, however, in the event that Listed Building Consent be granted, a condition is recommended to be attached for the use of natural stone slates). The extensions will be faced in matching materials. These materials match those that face residential development around the site, including the external facings of buildings within Butternab Farm.

In addition, the proposed fenestration detailing is considered to be appropriate in design, with stone surrounds and those to the front and rear elevations having pinned back barn door features. It is considered that the proposed design of the openings would relate well to the original nature of the building as a barn and with residential development in the immediate vicinity.

As part of the assessment and determination of this Listed Building Consent application, an informal consultation was undertaken with KC Conservation and Design. KC Conservation and Design Officer's concluded that the amended plans have addressed any previous concerns and that they support the proposed scheme, with the inclusion of several conditions.

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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that any application for development must preserve the character and appearance of the listed building.

The proposal is considered to represent acceptable works within the curtilage of a Listed Building, with the inclusion of several conditions, and would therefore comply with Policy LP35 of the Kirklees Local Plan and Chapter 12 of the NPPF, as well as the requirements of Section 72 & 66(1) of the Town and Country Planning (Listed Buildings & Conservation Areas) Act 1990, in terms of conserving the historic fabric, minimising conflict between the

proposal and the heritage asset and sustaining the significance of the heritage asset.

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: 2024/91613
Officer Recommendation: Grant Consent

1. The development hereby permitted shall be begun with three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.
1. 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 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 LP1, LP2, LP24 & LP35 of the Kirklees Local Plan and Chapters 2, 12 & 16 of the National Planning Policy Framework.
2. Notwithstanding the submitted details, all repairs, bedding or repointing to the listed barn, shall be undertaken using lime mortar only. All repointing shall ensure that it covers the arises of the stonework. Full details of the proposed mortar to be used, including a methodology and a sample panel of 1x1 metre shall be submitted to the Planning Authority for written approval.
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.
3. Notwithstanding the submitted details, all repairs and recapping to the roof shall be undertaken 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 replacement stone slates for the roof of the listed barn shall be natural stone only and shall be of an exact match to the existing stone slates.

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, all replastering within the listed barn shall be undertaken 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.

6. Notwithstanding the submitted details there shall be no use of cement or concrete internally, externally or touching the historic Listed barn.

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, all insulation to be used within or touching the listed barn shall be fully permeable and of natural materials (e.g. wool, hemp, wood fibre). There shall expressly be no use of modern synthetic impermeable materials such as Kingspan, Celotex or other similar materials.

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

8. Notwithstanding the submitted details, there shall be no use of filler or expandable foams in any part of the works internally, externally or touching the listed barn.

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

9. Notwithstanding the submitted details the proposed roof lights shall sit flush to the roof planes.

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.

NOTE: This Listed Building Consent should be read in conjunction with Planning Consent 2024/91612.

Plans and Specifications Schedule: -

Plan Type	Reference	Version	Date Received
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Barn Location Plan	LOC	-	06.06.24
Existing Plans, Site Plan and Elevations	(100)01	-	06.06.24
Proposed Site Plan	(100)03	B	14.10.24
Proposed Plans and Elevations	(100)02	B	14.10.24
Climate Change Statement	-	-	06.06.24
Planning Statement by Acument Designers & Architects	2907	-	06.06.24
Planning, Heritage Statement by Acument Designers & Architects	2907	-	22.08.24

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.

Negotiations took place between the case officer, Council's Conservation & Design Officer and the planning agent. These negotiations resulted in the submission of amended plans, with the overall determination of this application based on the latest proposed plans, submitted 14th October 2024.

Report Dated: 05.11.24