

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:	2024/44/91707/W
Site Address:	21-23, 25 and 27 Round Ings Road, Outlane, Huddersfield, HD3 3FQ
Description:	Discharge of details reserved by condition 4 (external masonry), 8 (bi-fold doors) on permission 2024/90116 for Listed Building Consent alterations and renovations to existing dwellings 21/23, 25 and 27; erection of single storey extensions to existing dwellings 25 and 27; partial dismantling and re-building of detached barn; conversion and extension of detached and attached barns to form one dwelling; widening/improvements to existing access road, formation of parking and turning areas, together with hard and soft landscaping
Recommending Officer:	Katie Chew

DECISION – Discharge of Conditions 4 and 8 - Approved

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: 13-Aug-2024

Application: 2024/91707

Site Address: 21-23, 25 and 27 Round Ings Road, Outlane, Huddersfield, HD3 3FQ

Proposal Description: Discharge of details reserved by Condition 4. (external masonry) & 8. (bi-fold doors) of permission no. 2024/90116 for Listed Building Consent alterations and renovations to existing dwellings 21/23, 25 and 27; erection of single storey extensions to existing dwellings 25 and 27; partial dismantling and re-building of detached barn; conversion and extension of detached and attached barns to form one dwelling; widening/improvements to existing access road, formation of parking and turning areas, together with hard and soft landscaping.

Condition 4 (External Masonry)

'4. No pointing of the external masonry, including the new extensions and rebuilt detached barn, shall be carried out until a lime mortar mix together with its sand/aggregate specification has been submitted to and approved in writing by the Local Planning Authority. Joints shall be raked out manually and repointing shall be formed flush within the confines of the joint and tamped with a stiff churn brush. A 1 sq. metre sample panel shall be prepared on site for the inspection and approval in writing of the Local Planning Authority before pointing commences. The works shall be carried out in accordance with the approved mortar mix and sample panel thereafter. Weatherstruck, strap or ribbon pointing is not permitted.'

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'.

Condition 8 (Bi-fold Doors)

'8. Notwithstanding the submitted plans and information, no works to install bi-fold doors within the dwellinghouses hereby approved shall be undertaken until full details including profiles, dimensions, colour, materials and depth of the reveals at a scale of 1:20 (elevations) and 1:5 (joinery details) have been submitted to and approved in writing by the Local Planning Authority. Thereafter works to install bi-fold doors into the dwellinghouses shall be undertaken in complete accordance with the details so approved and be retained thereafter.'

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'.

Representations

The application has been publicised by site notice and a press notice in line with the legal statutory publicity requirements, as set out at Table 1 in the

Kirklees Development Management Charter. This is due to the site relating to a Grade II Listed Building.

Site Notice – Expired 11th July 2024.

Press Notice – Expired 26th July 2024.

No representations have been received.

Officers Assessment

Condition 4 (External Masonry)

The applicant has submitted sample panel photographs submitted on the 17th June 2024 and drawing no. 23038D-02-P06 'General Arrangement as Proposed', received 17th June 2024.

Conservation & Design Officers were consulted on the proposals and noted that the sample panel shows a fine aggregate and trowelled finish rather than tamped as required, and a mixing method has been submitted rather than the mix and specification. A mortar mix and sand/aggregate specification is required, along with a revised sample panel showing a coarser aggregate and tamped finish, to enable this condition to be discharged.

Following receipt of the above comments, the applicant's agent sought to submit sample panel photographs submitted on 8th August 2024, revised drawing no. 23038D-02-P06 'General Arrangement as Proposed' which includes the mix and specification, and a Lime Mortar Mix Specification sheet.

These documents outline that all pointing will be recessed within the confines of the joint using a lime-sand mortar. Weatherstruck, strap or ribbon pointing will not be used. The mortar will be a recommended conservation mix of 1-part ionic white lime NHL 3.5 : 1.5 parts Leighton Buzzard sand: 1.5 part Nosterfield sand.

The Council's Conservation & Design team note that the amended details are deemed to be acceptable to discharge this condition. Officers concur with this conclusion and therefore Condition 4 can be discharged. It is noted however, that this condition must remain in perpetuity until the works are carried out in accordance with the approved mortar mix and sample panel, and once completed shall be retained thereafter.

Condition 8 (Bi-fold Doors)

The applicant has submitted drawing no. 23038D-02-P06 'General Arrangement as Proposed', Cheshire Bi-folds Specification Details, and drawing no. 23038D-07-P02 'Bifold Door Details' in support of the discharge of Condition 8.

These documents outline that the bi-fold doors to be installed are to be Smart Visolfold 1000 Slim Bifold doors which are to be custom made from aluminium,

in anthracite grey RAL 7016. They will have a maximum insulation value down to 1.4 U W/m²K, with maximum weather proofing -BS6375 Part 1:2009.

Given the nature of this condition the Council's Conservation & Design team were consulted. They note that the drawing and specification of aluminium bi-fold doors is acceptable to discharge this condition. Officers concur with this conclusion and therefore Condition 8 can be discharged. It is noted however, that this condition must remain in perpetuity until the bi-fold doors are installed in complete accordance with the details so approved, and once installed shall be retained thereafter.

Summary

It is therefore concluded that conditions 4 and 8 may be discharged.

Recommendation – Details submitted are considered to be acceptable to satisfy conditions 4 and 8 of previously approved application 2024/91707.

Decision Notice Text

Condition 4 (External masonry)

You have submitted the following details:

- Sample panel photographs submitted on 8th August 2024.
- Drawing no. 23038D-02-P06 'General Arrangement as Proposed', received 8th August 2024.
- Covering Letter authored by Robert Halstead Chartered Surveyors & Town Planners, dated 17th June 2024, received 17th June 2024.
- Lime Mortar Mix Specifications, received 17th June 2024.

The submitted information is considered to satisfy the requirements of Condition 4 and therefore Condition 4 is discharged. However, this condition must remain in perpetuity until the works are carried out in accordance with the approved mortar mix and sample panel, and once completed shall be retained thereafter.

Condition 8 (Bifold doors)

You have submitted the following details:

- Drawing no. 23038D-02-P06 'General Arrangement as Proposed', received 8th August 2024.
- Covering Letter authored by Robert Halstead Chartered Surveyors & Town Planners, dated 17th June 2024, received 17th June 2024.
- Cheshire Bi-folds Specification Details, received 17th June 2024.
- Drawing no. 23038D-07-P02 'Bifold Door Details', received 17th June 2024.

The submitted information is considered to satisfy the requirements of Condition 8. However, this condition must remain in perpetuity until the bi-fold doors are installed in complete accordance with the details so approved, and once installed shall be retained thereafter.

Report Dated:

9th August 2024.