

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:	2024/44/91961/W
Site Address:	749, New Hey Road, Outlane, Huddersfield, HD3 3YL
Description:	Discharge of details reserved by conditions 4-9 and 11 on previous permission 2023/91174 for Listed Building Consent for the conversion and adaption of an existing Listed barn to form a new dwelling with associated car parking and external works [Listed Building]
Recommending Officer:	Sebastian Pickles

DECISION – APPROVAL OF DISCHARGE OF CONDITIONS 4,5,6,7,8.9 and 11 of permission 2023/91174

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: 18-Dec-2024

2024/91961 - Officer Report

This application relates to Listed Building Consent for the conversion and adaption of an existing Listed barn to form a new dwelling with associated car parking and external works, 749 New Hey Road, Outlane, HD3 3YL– 2023/91174. The application seeks to discharge the following conditions:

4. Prior to the commencement of any works on the windows or doors (internal or external) joinery details for all windows, and external and internal doors shall be submitted at a scale 1:10 for approval in writing by the Local Planning Authority. The details shall include all proposed ironmongery. Thereafter the works shall be completed in accordance with the approved details and be retained. 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 and Chapter 16 of the National Planning Policy Framework.

5. Prior to the commencement of works, details including annotated plans showing the retention of the extant stone flags, stone sets and stone cobbles within the Listed Building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works undertaken to the extant stone flags, stone sets and stone cobbles shall be in accordance with the details so approved. Reason: This is a pre-commencement condition where such details are required before works commence 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 and Chapter 16 of the National Planning Policy Framework.

6. Prior to the commencement of any works, full details shall be submitted for approval by the Local Planning Authority in writing showing details of the retention and incorporation of the extant historic stable dividers, cast iron columns and associated elements within the historic stables. Thereafter the works shall be completed in accordance with the approved details be retained. Reason: This is a pre-commencement condition where such details are required before works commence 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 and Chapter 16 of the National Planning Policy Framework.

7. Prior to the commencement of works to the roof, detailed plans shall be submitted to the Local Planning Authority for approval in writing and shall show the repair, retention and replacement of timbers and the build-up of insulation within the roof. Details should be submitted at a scale of 1:10 – 1:20. Thereafter the works shall be completed in accordance with the approved details and retained. 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 and Chapter 16 of the National Planning Policy Framework.

8. Prior to the commencement of works to any stairs or stairwells, joinery details shall be submitted at a scale of 1:10 to the Local Planning Authority for approval in writing. Thereafter the works shall be completed in accordance

with the approved details and retained. 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 and Chapter 16 of the National Planning Policy Framework.

9. Prior to the commencement of any works for the repair, rebuilding or repointing of the host building, mortar specifications shall be submitted for approval in writing by the Local Planning Authority. Samples shall be provided on request. Thereafter the works shall be completed in accordance with the approved details and retained. 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 and Chapter 16 of the National Planning Policy Framework.

11. Notwithstanding the submitted plans, details of all rainwater goods shall be submitted for approval in writing by the Local Authority before any works to alter existing rainwater goods take place. Thereafter the rainwater goods shall be altered and/or installed in accordance with the approved details and retained thereafter. 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 and Chapter 16 of the National Planning Policy Framework.

Assessment

The submitted details have been assessed by the Conservation and Design Officer.

The details for conditions 4 to 9 and 11 have been provided on a detailed construction plan. Upon initial assessment of the submitted details, some of the details submitted were considered inappropriate. These were the thickness of the proposed double-glazing units, the beading detail for the windows, the proposed use of concrete lintels for the building and the use of DPCs within the repair and conversion of the building.

Following engagement with the applicant's agent, revised details were submitted, with revised thicknesses of the double-glazing units to 16mm. The beading detail has been refined to better reflect the angle of a putty finish. The concrete lintels have been amended to be replaced with timber lintels. The DPCs have also now been removed.

Following the submission of the revised details, the details are considered sufficient and acceptable to discharge the conditions.

Decision Text

You have submitted the following information:

- Detailed construction details on plan AL0050 – Rev B – Converted Barn Construction Details (Listed Building) As Proposed

This is acceptable for the purposes of discharging conditions 4,5,6,7,8.9 and 11 of permission 2023/91174.

Report Dated:

16 th December 2024
