KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	**2024/62/92047/W**
Site Address:	Parkwood Mills, Stoney Lane, Longwood, .Huddersfield, HD3 4ZQ
Description:	Installation of velux windows to the roof (Listed Building within a Conservation Area)
Recommending Officer:	Katie Chew

DECISION – CONDITIONAL FULL PERMISSION

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.

Emma Thompson

AUTHORISED OFFICER

Date: 16-Sep-24

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Officer Report

Site Description

Parkwood Mills, Stoney Lane, Longwood, Huddersfield, HD3 4ZQ

The application site relates to Building 9 at Parkwood Mills in Longwood. The host property relates to a two-storey stone built building which forms part of the Parkwood Mills complex. To the north and south of the application site are commercial buildings operating as offices and vacant mill buildings. To the east and west are residential properties.

The site is located within Longwood Edge Conservation Area, adjacent to several Listed Buildings which are all Grade II Listed.

Description of Proposal

The application seeks planning permission for the installation of Velux windows to the roof (Listed Building within a Conservation Area).

The proposals seek to install a double rooflight within the front roof slope of the host property 'Parkwood Mills – Building 9' above bedroom 2.

History of negotiations/amendments received

Amendments were sought in respect of the submission of revised plans as there appeared to be some errors within the drawings originally submitted. Conservation & Design Officers also requested some additional information in regard to the type of roof light proposed to be installed.

Relevant Planning History

2024/92048 – Listed Building Consent for installation of Velux windows to the rood (within a Conservation Area). Granted LBC.

2005/93391 – Demolition of mill buildings, conversion of existing mill buildings to 159 apartments and 7 houses, erection of 4 houses and 24 apartments with car parking and associated works (Listed Buildings within a Conservation Area). Approved 22nd December 2005.

2005/93392 – Listed Building Consent for demolition of mill outbuildings and conversion of mill buildings to 166 apartments/dwellings (within a Conservation Area). Approved 13th July 2006.

2003/93173 – Change of use and refurbishment of mill buildings to 94 dwelling units, outline application for erection of 21 dwellings and 9 apartments including demolition works (Listed Building within a Conservation Area). Approved 11th May 2004.

2003/94668 – Listed Building Consent for demolition of part of mill. Approved 8th March 2004.

Representations

Final publicity date expires:

Site Notice – Expired 6th September 2024.

Press Notice – Expired 14th September 2024.

Neighbour Letters – Expired 10th September 2024.

No representations have been received to date.

Officer note: The application has been advertised by site notice and 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 application site being located within Longwood Edge Conservation Area, adjacent to several Listed Buildings.

Consultation Responses

KC Conservation & Design – Comments received 14th August 2024. C&D Officers raised no objections to the proposals but did request whether it would be possible for new windows to be installed within the gable end of the property, where they would be less prominent. However, Officers noted that if it can be demonstrated that this is not a suitable option, they would accept a pair of conservation roof slights, set flush with the roof covering. Details of which including the type and position can either be submitted prior to determination or required as a condition of the associated Listed Building Consent.

Officer note: Whilst the applicant's agent was contacted in respect of whether new windows could be installed within the gable end of the property rather than the roof slope, unfortunately they did confirm that the proposed Velux windows are necessary as the bedroom will be located to the rear due to the proposed internal layout, and the windows will be required to meet the necessary lighting standard. C&D Officers reviewed this response and state that whilst they would prefer to see a gable window in the bedroom, if the proposed rooflights on the drawing are the only reasonable option Officers can accept the proposed conservation rooflights.

Parish/Town Council

N/A.

Local Ward Members

None.

Planning Policy Background

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The application site is located within a Bat Alert Area and Longwood Edge Conservation Area. The site is also set between several Grade II Listed Buildings to the north, south and west.

Kirklees Local Plan (LP):

- **LP1 –** Achieving Sustainable Development
- **LP2 –** Place Shaping
- **LP21 –** Highways and Access
- **LP22 -** Parking
- **LP26 –** Renewable Energy
- **LP30 –** Biodiversity & Geodiversity
- **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) updated 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. Most specifically in this instance, the below chapters are of most relevance:

- Chapter 2 – Achieving sustainable development
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Supplementary Planning Documents

- Kirklees Highways Design Guide (2019)
- House Extensions and Alterations SPD (2021)
- Kirklees Climate Change Guidance for Planning Applications (2021)

Summary of Principal Planning Issues

The following matters are considered in the assessment below –

1) Principle of development
1) Impact of the proposed development upon visual amenity and heritage assets
2) Impact of the proposed development upon the privacy and amenity of neighbouring properties
3) Impact on highway safety
4) Other matters
5) Conclusion

1– Principle of Development

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in chapter 2 of the National Planning Policy Framework.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that "*good design should be at the core of all proposals in the district".*

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

As the site is without notation in the Kirklees Local Plan (KLP), it is considered that the principle of development in this instance would be acceptable; and as a result, is subject to the assessment of impacts on visual and residential amenity, as well as highway safety and any other impacts that may arise.

2 – Impact on Visual Amenity and Heritage Assets

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby paragraph 131 provides a principal consideration concerning design which states:

“The creation of high-quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

Paragraph 135 of the NPPF is of relevance, in particular the following parts: -

‘b) Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

c) Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change’.

Kirklees Local Plan Policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of the development in the local area, thus retaining a sense of local identity.

LP24 states that all proposals should promote good design by ensuring the following:

“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape…

c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details…”.

Key Design Principles 1 and 2 of the Council’s adopted House Extensions & Alterations Supplementary Planning Document seek to ensure development is subservient to the host property and in keeping with the character of the locality. Specifically stating the following: -

‘Key design principle 1 (Local character and street scene) – Extensions and alterations to residential properties should be in keeping with the appearance, scale, design and local character of the area and the street scene.

Key design principle 2 (Impact on the original house) – Extensions should not dominate or be larger than the original house and should be in keeping with the existing building in terms of scale, materials and detail’.

Section 66 of the Planning (Listed Buildings & Conservations Areas) Act (1990) states that for development which affects a listed building or its setting, 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 & Conservation Areas) Act (1990) requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the appearance or character of the Conservation Area.

Sections 66 and 72 of the Planning (Listed Building & Conservation Areas) Act (1990) are mirrored in Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Furthermore, Policy LP35 states that: "*development proposals affecting a designated heritage asset…should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm".*

Paragraph 205 of the NPPF states: "*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…".* This is further supported by paragraph 207 of the NPPF outlines that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this weight should be weighed against the public benefits of the proposal.

The host property adjoins a Grade II Listed Building and is located in close proximity to several other Listed Buildings. The site is also located within Longwood Edge Conservation Area.

The listing description of the adjoining Grade II Listed Building is as follows:

'COLNE VALLEY

391/0/10012 GROVE STREET 04-DEC-02 Longwood Parkwood Mill

GV II

Also Known As: Parkwood Mill, STONEY LANE, Longwood

Integrated Room and Power woollen mill. Mid - late C19. For the firm of John Broadbent and Sons, and tenants. Coursed local gritstone, stone and slate roofs. Plain style with little embellishment- some sill bands, dentilled eaves. A fire-proof interior to mill no. 2, at the north end next to the internal engine house; otherwise cast iron columns support massive timber cross beams, the column having flat faces for power transmission systems. The main buildings of the group are numbered 1 to 8: 1. The earliest surviving mill, built early 1850's on the site of John Broadbent's first mill. Parallel to and on west side of Stoney Lane. 5 storeys, 15 bays; wide pitched roof; rear stair tower centre. Reroofed in the 1950's when the interior was rebuilt with concrete pillars and floors separate from the walls. 2 Probably built 1864, the first of the mills built during rapid expansion under the ownership of Butterworth Broadbent. 6 storeys, 16 bays. M roof; tall water tower with pyramidal roof centre of east

side. Internal end engine house retains massive stone block walling and casting to support gearing of power transmission system. This engine house converted to rope race when the new engine house was added on the north end of west side early C20. Former boiler house at the north end, opening off the east side mill yard. The early C20 engine house of mill 2 at the north end has ornate moulded gable coping and round-arched windows. The interior retains original white, blue and brown glazed brick wall linings and bricked east end opening for the rope race into the former end engine house. To north again former coal stores, economiser and surviving chimney of 1877. The chimney has a tall square stone plinth with corbelled cornice and brick chimney stack with moulded crown mounted on top. Reported to have been designed as a viewing platform and chimney on an Indian model by John Edward Broadbent who had served in the Indian army. It is a form known in Manchester cotton mills of the mid C19 3 Built about 1866. 6 storeys. Extension of no. 2. 3 parallel roofs and projecting privy/stair tower with taking-in doors on centre of south side 4 Built about 1868 on the west side of no. 2. 3 storeys. Modified mid C20 and few original features survive. 5 Built about 1870. 3 storeys, 12 bays. Three parallel hipped roofs. 6 Completed by 1882. 4 storeys. Built parallel to and on east side of Stoney Lane. 18 bays altogether, rear stair / privy tower. Glazed slate roof. 7 Built with no. 6- southern section. 8 The mill offices and entrance range, south of mill 1 and fronting the bend of Stoney Lane. The building to right of the arch is an office and dyehouse and may include early structure.

The small mill reservoir at the north-east corner of the site is shown on the 1893 25" O.S. map extending on the north side of the road, close to the Methodist Chapel. By 1872 there were 12 named concerns in the Mill Rent Book and by 1881 there were 14 tenants. By 1887 the tenants included spinners, manufacturers, one dry finisher. In November of that year the Broadbents acquired the finisher's company and it became the Longwood Finishing Company Ltd, shares remaining in the hands of the Broadbent family until 1910. Lockwood Mills closed in 2001. The mill is a complete and unique example of the development of a large Room and Power business which returned to single company ownership in World War I. The mill stands in the centre of Dodlee Longwood Edge conservation area, 1981. Associated buildings include the Methodist chapel and the stone built valley-bottom village , mill owner's house and cottages on the hill side. References: J. Ainley, Parkwood Mills: a sad farewell. 2001; E.Lockwood, Colne Valley Folk, 1936; A.J.Brooke, Catalogue of Textile Mills in the Huddersfield area, 1790-1914. The business records of the Longwood Finishing Company are at the Brotherton Library, university of Leeds and at Kirklees library'.

This application proposes the installation of 2 Velux windows on the front roof slope of Building 9 at Parkwood Mills. This two-storey building is part of the Grade II listed Parkwood Mills complex, which is within the Longwood Edge Conservation Area. The building is in a prominent location within the mill complex, facing the junction of Stoney Lane and Grove Street, and the proposed rooflights are on the most prominent north-east pitch which is highly visible from the road.

Given the nature of the proposals the Council's Conservation & Design Officers were consulted and note that proposed plans and elevations have been submitted and show a double rooflight on the front pitch of the building, above bedroom 2. The submitted Heritage Statement assesses the impact of the proposed rooflights and concludes that:

'They would have a slight impact on the significance and setting of Historic Building 9 and would have a neutral impact on the mill complex as a whole and on Longwood Conservation Area, and the listed buildings in close proximity. The current conversion of the building into two residential units has meant that the structure has a long-term viable future and will remain as part of the wider mill complex.'

The Conservation and Design Team accepts that there is a need to convert this redundant building into a viable use and accepts the conversion of the roof space into a bedroom. The rear roof pitch is less prominent and would be the preferred location for the rooflights from a heritage point of view, but this is overlooked by a six-storey mill building which has been converted into apartments.

Whilst C&D Officers raised no objections to the proposals, they did request whether it would be possible for new windows to be installed within the gable end of the property, where they would be less prominent. Unfortunately, the applicant's agent did confirm that the proposed Velux windows are necessary as the bedroom will be located to the rear due to the proposed internal layout, and the windows will be required to meet the necessary lighting standard. C&D Officers reviewed this response and state that whilst they would prefer to see a gable window in the bedroom, if the proposed rooflights on the drawing are the only reasonable option Officers can accept the proposed conservation rooflights as long as these are set flush with the roof covering. This will be secured via condition under the tandem Listed Building Consent application (ref: 2024/92048).

Overall, the proposed scheme is considered to lead to slight harm to the Conservation Area given the rooflights prominent location however, the rooflights are to be conservation style and will be set flush with the roof plane, the proposals will also allow the conversion a redundant building into residential accommodation which will ensure the continued repair and maintenance of the building. This is considered to outweigh the minimal harm caused and therefore the proposals are considered to accord with Local Plan Policies LP24 and LP35 of the Kirklees Local Plan, Chapters 12 and 16 of the National Planning Policy Framework, Sections 66 and 72 of the Planning (Listed Building & Conservation Areas) Act (1990) and Principles 1 and 2 of the House Extensions and Alterations SPD.

3 – Impact on Residential Amenity

Section B and C of Policy LP24 of the Kirklees Local Plan states that alterations to existing buildings should:

"…maintain appropriate distances between buildings' and '…minimise impact on residential amenity of future and neighbouring occupiers."

Further to this, Paragraph 135f) of the National Planning Policy Framework 2023 states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principles 3-7 of the Kirklees Householder Extensions and Alterations SPD relate to residential amenity.

Given the location of the proposed Velux windows, orientation of the property, and the surrounding area. Officers have no concerns with regards to the installation of these elements into the buildings roof slope, as they would be angled away from any adjacent buildings, and the building directly to the north of the site relates to a commercial mill building. Therefore, there are no concerns in respect of overlooking, overshadowing, or the proposals appearing overbearing in nature.

In conclusion, taking the above into account it is considered that the proposals would not result in significant and detrimental impacts on the privacy and amenity of any neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the NPPF and Principles 3-7 of the Householder Extensions and Alterations SPD.

4 – Impact on Highway Safety

Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact to highway safety and provide sufficient parking. Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Principles 15 and 16 of the House Extensions and Alterations SPD relate to provision for parking and waste storage.

Given the nature of the proposals which simply seek to install rooflights within an existing property, the proposal is considered to be of a scale that it would have a neutral impact upon access and highway safety and thus accords with LP21 and LP22 of the Kirklees Local Plan, Chapter 9 of the NPPF and Principles 15 and 16 of the House Extensions and Alterations SPD.

5 – Other Matters

Biodiversity

Paragraphs 180, 186, 187 and 188 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

Principle 12 of the Kirklees House Extensions and Alterations SPD states that extensions and alterations should consider how they might contribute towards the enhancement of the natural environment and biodiversity.

Whilst the application site is located within a Bat Alert Area, the proposals are small-scale, and the roof of the host property appeared to be well-sealed when Officers undertook a site visit. It is therefore deemed reasonable to include an informative should planning permission be granted, which sets out the applicants' lawful responsibilities in the event of bats being discovered on site, this is to meet with the aims of LP30 of the Kirklees Local Plan, Chapter 15 of the NPPF and Principle 12 of the House Extension and Alterations SPD.

Climate Change

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.

Policy LP26 of the Kirklees Local Plan sets out that, providing criteria a – e are met, renewable and low carbon energy proposals (excluding wind) will be supported and planning permission granted. Part a requires that proposals would not have an unacceptable impact on landscape character and visual amenity, part b that the proposal would not have either individually or cumulatively an unacceptable impact on protected species, designated sites of importance for biodiversity or heritage assets. Part c sets out that the statutory protection of any area would not be compromised as a result of the proposal, with part d requiring noise, odour, traffic or other impact to be mitigated to ensure no detriment to local amenity is caused. Finally, part e requires that any significant adverse effects of the proposal be mitigated by wider environmental, social and economic benefits. The proposal is considered to meet the requirements of policy LP26.

Principles 10 and 11 of the House Extensions and Alterations SPD request that extensions and alterations consider the use of renewable energy and designing water retention into the proposals.

Whilst the application is not supported by a Climate Change Statement, given the limited nature of the scheme proposed, it is not considered that specific

mitigation measures are required to facilitate this development. The proposed works include the installation of 2 Velux windows within the roof slope of an existing building, this is considered to aid in helping an historic building to breathe properly, helping to reduce issues with damp, whilst using natural materials.

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 proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation:

Approve.

Decision Authorisation - Delegated Powers

Application Number: 2024/92047

Officer Recommendation: Approve.

Conditions & Reasons:

1. The development hereby permitted shall be begun within 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 specification 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 LP1, LP2, LP21, LP22, LP26, LP30 and LP35 of the Kirklees Local Plan, Chapters 2, 12, 14, 15 and 16 of the National Planning Policy Framework and Principles 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 15 and 16 of the House Extensions and Alterations SPD.

NOTE: This Decision Notice for the full planning application should be read with the Decision Notice attached to the associated Listed Building Consent application 2024/92048.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	**Reference**	**Web ID**	**Date Received**
Existing Plans- Site Plan	8548-ADS-XX-XX-DR-S-002	P1	22nd July 2024
Proposed Plans – Elevations – Site Plan	8548-ADS-XX-XX-DR-S-002	P3	5th September 2024
Existing Elevations	8548-ADS-XX-XX-DR-S-003	P1	22nd July 2024
Heritage Statement – Supporting Information	EH348/04	01 Version (4.0)	22nd July 2024
Supporting Statement – Supporting Information	-	-	22nd July 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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Amendments were sought in respect of the submission of revised plans as there appeared to be some errors within the drawings originally submitted. Conservation & Design Officers also requested some additional information in regard to the type of roof light proposed to be installed.

Report Dated:

17th September 2024.