

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:	2024/44/92145/E
Site Address:	Railway Viaduct MDL1/27, Union Mill, Mill Lane/Grange Road, Batley
Description:	Discharge conditions 3 (OLE brackets), 4 (mortar specification), 5 (masonry repairs) on previous permission 2022/90276 for Listed Building Consent for installation of four overhead electric line equipment portals on piers 3, 7, 11 & 15 with supporting wall brackets
Recommending Officer:	Louise Bearcroft

DECISION – CONSENT GRANTED FOR DISCHARGE OF CONDITIONS 3, 4 & 5

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: 11-Sep-2024

Discharge conditions 3 (OLE brackets), 4 (mortar specification), 5 (masonry repairs) on previous permission 2022/90276 for Listed Building Consent for installation of four overhead electric line equipment portals on piers 3, 7, 11 & 15 with supporting wall brackets

Publicity

The application was advertised by site notice and press notice, expiring 06/09/2024.

No representations have been received as a result of this publicity.

Condition 3 (OLE brackets)

Condition Wording:

Detailed designs and drawings at a scale of 1:10 - 1:20 and report, including method and detail of fittings of the OLE brackets shall be submitted for approval by the Local Planning Authority.

Reasons: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord within the National Planning Policy Framework.

Document Submitted

- Discharge of Listed Building Consent Conditions: Union Mill (Batley) Viaduct (MDL1/27). 2022/65/90276/E Conditions 3, 4, and 5. Document Reference: TP/LNE/2024-075. Dated July 2024.

Consultation Responses

KC Conservation and Design – Having reviewed the submitted details for the OLE brackets we are generally satisfied with the submitted details, but we offer the following comments.

The principle of the OLE brackets was established under the main application and there is now sufficient detail provided for the brackets and method of fixing them into place.

We note that with the brackets there will be a need for areas of the stonework to be flattened off to create the required surface for the bracket plate. We note that this is either to be done using hand tools or if considered necessary to be undertaken using rotary tools. This is accepted as necessary however, care should be taken to ensure that the area affected is kept to the absolute minimum and that no additional harm is incurred to the surrounding stonework. The use of cold chisels may incur greater damage to the stonework and surrounding stonework, and we would advise that their use is entirely avoided. Precision chisels should be used if undertaken by hand.

We also acknowledge that Webercem Grout Eco is to be used. We understand why this is specified for use as opposed to lime, however, we have some concerns about the long-term impacts in terms of whether the grout given it is cementitious will de-bond itself from the stonework, however, we appreciate this is in addition to the bolts/ anchors.

Assessment

Network Rail have submitted details of the OLE brackets, and Conservation and Design note that they are generally satisfied with them. The principle of the OLE brackets was established under the original application, and there is sufficient detail for the brackets and method of fixing them. Conservation and design note that there will be a need for areas of the stonework to be flattened off to create the required surface for the bracket plate, which is either to be done using hand tools or if necessary rotary tools. Conservation and Design accept this as necessary however, they note care should be taken to ensure that the area affected is kept to the absolute minimum and that no additional harm is incurred to the surrounding stonework. They note the use of cold chisels may incur greater damage to the stonework and surrounding stonework and therefore advise that their use is entirely avoided, and precision chisels should be used if undertaken by hand.

Conservation and Design acknowledge that Webercem Grout Eco is to be used and understand why this is specified as opposed to lime. They do however have some concerns about the long-term impacts in terms of whether the grout, given it is cementitious, will de-bond itself from the stonework, however, they appreciate this is in addition to bolts/ anchors. In conclusion, Conservation and Design are satisfied that the report is sufficient for the purposes of the condition.

Condition 4 (mortar specification)

Condition Wording:

Detail of all mortar specifications for repointing and repair works shall be submitted to the Local Authority for approval.

Reasons: *In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.*

Documents Submitted

- Discharge of Listed Building Consent Conditions: Union Mill (Batley) Viaduct (MDL1/27). 2022/65/90276/E Conditions 3, 4, and 5.
Document Reference: TP/LNE/2024-075. Dated July 2024.

Consultation Responses

KC Conservation and Design – On the basis of the information provided, we are satisfied with the submitted detail in relation to the mortar specifications. We would however comment that where repointing is to be undertaken, the areas should be sufficiently soaked prior to repointing works. The mortar should ensure that it is forced into the mortar joints and compressed back. We would not expect it to be brushed back, however, the finish of the pointing should be considered ensuring that it is accurate to the historic pointing. As set out above, we recognise that the mortar for the anchors for the OLE brackets will differ from the mortar used for repairs and repointing.

Assessment

Conservation and Design note that they are satisfied with the submitted mortar specifications. They note that where repointing is to be undertaken, the areas should be sufficiently soaked prior to repointing works, and mortar should be forced into the mortar joints and compressed back. Conservation and Design do not expect it to be brushed back, however, the finish of the pointing should be considered ensuring that it is accurate to the historic pointing. As detailed for condition 3 above, they recognise the mortar for the anchors for the OLE brackets will differ from the mortar used for repairs and repointing. In conclusion, Conservation and Design are satisfied that the report is sufficient for the purposes of the condition.

Condition 5 (masonry repairs)

Condition Wording:

Detail of masonry repairs shall be submitted for approval by the Local Planning Authority. This shall include details of any replacement materials.

Reason: *In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.*

Document Submitted

- Discharge of Listed Building Consent Conditions: Union Mill (Batley) Viaduct (MDL1/27). 2022/65/90276/E Conditions 3, 4, and 5.
Document Reference: TP/LNE/2024-075. Dated July 2024.

Consultation Responses

KC Conservation and Design – On review of the submitted information, we are satisfied with the details for the masonry repairs. The initial approach appears to be light touch and only repairs where necessary, especially around the placement of the OLE brackets. We do however appreciate that on further inspection of the structure, it may be found that additional repairs and possible replacement may be required. If this arises and areas are considered

necessary to be replaced, we would request that the agent re-engage with Conservation to ensure that the replacement stonework is acceptable.

Assessment

Conservation and Design note that they are satisfied with the details for the masonry repairs. They note the initial approach appears to be light touch and only repairs where necessary, especially around the placement of the OLE brackets. They also note they appreciate that on further inspection of the structure, it may be found that additional repairs and possible replacement may be required. If this arises and areas are considered necessary to be replaced, they request the agent re-engages with Conservation to ensure that the replacement stonework is acceptable.

Recommendation: Approve details pursuant to conditions 3, 4 and 5.

Decision Notice Text

Condition 3 (OLE brackets)

Document Submitted

- Discharge of Listed Building Consent Conditions: Union Mill (Batley) Viaduct (MDL1/27). 2022/65/90276/E Conditions 3, 4, and 5. Document Reference: TP/LNE/2024-075. Dated July 2024.

Assessment

You have submitted the above document. The details therein are considered to be acceptable for the purposes of satisfying condition 3 and are hereby approved.

KC Conservation and Design advise the use of cold chisels may incur greater damage to the stonework and surrounding stonework, and their use should be entirely avoided. Precision chisels should be used if undertaken by hand.

Condition 4 (mortar specification)

Document Submitted

- Huddersfield Viaduct Listed Building Consent Conditions 3 and 4: Schedule of Materials for Span 1 and Span 4. Dated July 2024.

Assessment

You have submitted the above document. The details therein are considered to be acceptable for the purposes of satisfying condition 4 and are hereby approved.

KC Conservation and Design advise that where repointing is to be undertaken, the areas should be sufficiently soaked prior to repointing works. The mortar should be forced into the mortar joints and compressed back.

Condition 5 (masonry repairs)

Document Submitted

- Huddersfield Viaduct Listed Building Consent Conditions 3 and 4: Schedule of Materials for Span 1 and Span 4. Dated July 2024.

Assessment

You have submitted the above document. The details therein are considered to be acceptable for the purposes of satisfying condition 5 and are hereby approved.

KC Conservation and Design advise that if on further inspection it is found that additional repairs and possible replacement may be required, the applicant/agent re-engage with the Council to ensure that the replacement stonework is acceptable.

Report Dated:

10/09/2024
