

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:	2024/65/93282/W
Site Address:	Hall Bower Club, 53, Hall Bower, Hall Bower, Huddersfield, HD4 6RR
Description:	Listed Building Consent for alterations to create downstairs toilet
Recommending Officer:	Joshua Merriman

DECISION – CONSENT GRANTED

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.

John Holmes

AUTHORISED OFFICER

Date: 29-Jan-2025

Case Officer Report – 2024/93282

Site

The application site relates to Grade II Listed Hall Bower Club, 53, Hall Bower, Hall Bower, Huddersfield, HD4 6RR. Hall Bower Club forms a single community building, and part of the terraced buildings located on Hall Bower. It is believed to have been established in 1897.

The application building is adjoined to another listed building in Grade II 57/59 Hall Bower to the South West, whilst also being adjoined to 51 Hall Bower to the North East. Hall Bower is accessed off Hall Bower Lane, and the settlements has prime views overlooking the historic site of Grade II Listed Castle Hill and wider valleys.

Proposal

The application is for Listed Building Consent for internal alterations to create downstairs a toilet.

The works would see the construction of a doorway within the existing wall and the construction of new internal walls.

Relevant Planning History

2014/91799 – Listed Building Consent for adaptation of existing window and formation of Julie – Consent Granted.

2015/91893 – Erection of drystone walls and formation of stepped access (Listed Building) – Conditional Full Permission.

2015/91894 – Listed Building Consent for works to form drystone walls – Consent Granted.

2018/91295 – Listed Building Consent for replacement of 12 windows – Withdrawn.

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 pre-dates 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.

The proposals will have no climate change implications.

Consultation Responses

KC Conservation – Has stated they have no objection. Full comments being as follows:

‘On this occasion, as the proposal is to match features within the existing building and there is continuity, there are no objections. However, it must be made clear that any future amendments to the building may not be acceptable.’

Public/Members Response

The application has been publicised with a site notice and a press notice.

Date site notice expired: 16/01/2025.

Kirklees Local Plan Policy

LP1 – Achieving Sustainable Development

LP2 – Place Shaping

LP24 – Design

LP35 – Historic Environment

National Policies and Guidance

The building is Grade II listed 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’.

National planning policy and guidance are set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter 2 Achieving Sustainable Development

Chapter 12 Achieving well-designed places

Chapter 13 Protecting Green Belt land

Chapter 16 Conserving and enhancing the historic environment

Assessment

Hall Bower Club is an example of a 19th Century building, which is constructed in hammer-dressed stone with a pitched stone slate roof, two stone mullioned sashes, and a stone mullioned casement. The building also has a modern

neo-Georgian bay on the ground floor. Despite this, all the works to the building will be internal, not affecting the appearance of the property, and designed to improve the functions of the building, as its primary function is community use.

As set out in the application forms, the materials used for the creation of a downstairs toilet, will match those already existing in the building. The proposed materials are listed to be '*plaster board and finishing plaster, with paint as per existing*'. Furthermore, as shown in the submitted photo (Photo from Kitchen), the electrical wiring on the wall will need to be rewired and moved from the location of the proposed door. It is considered, looking at the photos provided from the applicant, that the building does not hold a great amount of historical value internally, therefore, the proposed alterations will not significantly take away from this aspect of the building.

It is concluded that the proposed alterations to the inside of Hall Bower Club will not significantly affect the historical status of the building and are therefore acceptable.

Conclusion

Paragraph 212 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 215 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.”

The application has been assessed against relevant policies in the development plan and other material considerations. As set out in the 'Assessment' section of this report, the proposed alterations to the building will not affect the special character of significance of the Listed Building and would not lead to harm to the listed building and therefore are deemed acceptable.

It is therefore concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24, and LP35 of the Kirklees Local Plan, policies within Chapter 2, 12, 13, and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

Recommendation – Grant Consent

Decision Authorisation - Delegated Powers

Application Number: 2024/93282

Officer Recommendation: Grant Consent

Conditions and Reasons:

1. The development shall be begun not later than the expiration of three years beginning with the date on which consent is granted.
Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. 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 attached to this permission, which shall in all cases take precedence.
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 Policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

Plans and Specifications Schedule:

Plan Type	Reference	Version	Date Received
Application Forms	-	-	18/11/2024
Heritage Statement	-	-	18/11/2024
Design and Access Statement	-	-	18/11/2024
Proposed Alterations	HBC-002	-	18/11/2024
Existing and Proposed	HBC-001	-	18/11/2024
Location Plan	-	-	18/11/2024
Photo from pool room	1068624	-	05/12/2024
Photos General (Old Type as 100)	1068623	-	05/12/2024

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 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. Following assessment of the submitted details the proposals are considered acceptable.

Report Dated:

20/01/2025