

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:	2024/44/93443/W
Site Address:	Fenay Hall, Fenay Lane, Almondbury, Huddersfield, HD8 0LJ
Description:	Discharge of details reserved by conditions 4 (roof repairs), 6 (chimney repairs) on previous permission 2023/90361 for Listed Building Consent for conservation and fabric repairs including re-pointing; stone repairs; rebuild and refurbishment of chimney stacks and part of the North elevation gable; re-roofing; roof structure repairs (over master bedroom); rainwater goods; refurbishment and renewal of existing window and door frames
Recommending Officer:	Joanna Rednall

DECISION – DISCHARGE OF CONDITIONS 4 & 6

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: 20-Feb-2025

DISCHARGE OF CONDITIONS

Site: Fenay Hall, Fenay Lane, Almondbury, Huddersfield, HD8 0LJ

Proposal: Discharge of details reserved by conditions 4 (roof repairs), 6 (chimney repairs) on previous permission 2023/90361 for Listed Building Consent for conservation and fabric repairs including re-pointing; stone repairs; rebuild and refurbishment of chimney stacks and part of the North elevation gable; re-roofing; roof structure repairs (over master bedroom); rainwater goods; refurbishment and renewal of existing window and door frames.

The merits of this application have previously been assessed under reference 2023/90361 and Listed Building Consent granted for conservation and fabric repairs including re-pointing; stone repairs; rebuild and refurbishment of chimney stacks and part of the North elevation gable; re-roofing; roof structure repairs (over master bedroom); rainwater goods; refurbishment and renewal of existing window and door frames

Condition 4

4. No stone repairs, removal or replacement shall take place until samples of the replacement stone and a sample of the repair mortar have been provided on site, along with details of the extent of descaling, plastic repairs and stone replacement. These must be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved samples and details. **Reason:** In the interest of preserving the historic and architectural interest of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

As part of this application the following has been submitted:

- Partial Discharge of Conditions document (dated December 2024)
- Structural Engineers Review of Existing Chimney Stacks (23_453_SR_01 rev A dated October 2024)

Condition 6

6. Notwithstanding the information submitted, a method statement including details and full extent of splice repairs, historic timber replacements, proposed timber treatments shall be submitted for approval in writing by the Local Planning Authority prior to these works commencing. Areas of high sensitivity

are the timber framed gables on the north elevation, structural roof timbers and wall plates, bressummers, gallows brackets, bargeboards and jetty beam. The works shall be carried out in accordance with the approved details.

Reason: In the interest of preserving the historic and architectural interest of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

As part of this application the following has been submitted:

- H1A 100mm CORNER HOPPER HEAD (RH1A4)
- H1 100mm FLAT BACK HOPPER HEAD (RH14)
- Partial Discharge of Conditions document (dated December 2024)
- H16 6x4 Facia Bracket (H166440 Rev 1)
- PHASE 1 EXISTING ROOF SURVEY NOTE (23_453_001 Rev P1)
- PHASE 1 PROPOSED STRUCTURAL REMEDIAL WORK TO EXISTING ROOF STRUCTURE (23_453_002 Rev P1)
- Structural Engineers Review of Existing Chimney Stacks (23_453_SR_01 rev A dated October 2024)
- Fenay Hall Roof Detail
- H16 6x4 Rainwater Gutter (H166401 Rev 3)

ASSESSMENT

KC Conservation and Design have been consulted on the above details and made the following concluding comments:

Condition 4

We are satisfied with the details of the stone samples. We would reiterate the comments in respect of the mortar. We are satisfied with the details of the mortar mix. However, on review of the submitted mortar sample, the mortar joints do appear to have a slight recess. With the slight recess, this does appear to be a slight ledge where water will be able to sit. The mortar should not be recessed and should ensure that it is well packed out and sits to the face of the stonework. We would also set out that the pointing should slightly cover the arris of the stonework.

We note that within the supporting information it makes reference to several of the chimney stacks being a cause for concern and from a structural perspective there are concerns about how they will perform going forward. There is a suggestion that several of the stacks should be reduced in height with some detail provided for the proposed amount of reduction. Given the wording of condition 4, we do not consider that the reduction in height could

be considered under the discharge of condition and this would need a separate new application.

Taking account of the submitted scheme and response of KC Conservation and design it is therefore considered that the submitted details are sufficient to enable the discharge of Condition 4 and this condition is therefore recommended to be discharged.

Condition 6

Having undertaken a site visit and reviewed the submitted plans and details, we are satisfied with the approach being undertaken to the timbers. From inspection, it is evident that there has been extensive decay. We are supportive of the steps set out in the submitted information.

It is therefore concluded that the scheme submitted for condition 6 is acceptable and is recommended to be discharged.

CONCLUSION

In conclusion, it is considered that the submitted details are sufficient for Condition 4 and 6 to be discharged.

DECISION LETTER TEXT

Condition 4

You have submitted:

- Partial Discharge of Conditions document (dated December 2024)
- Structural Engineers Review of Existing Chimney Stacks (23_453_SR_01 rev A dated October 2024)

The submitted details are acceptable, and this condition is discharged.

Any works to the height of the stacks will require the submission of a new separate application.

Condition 6

You have submitted:

- H1A 100mm CORNER HOPPER HEAD (RH1A4)
- H1 100mm FLAT BACK HOPPER HEAD (RH14)
- Partial Discharge of Conditions document (dated December 2024)
- H16 6x4 Facia Bracket (H166440 Rev 1)

- PHASE 1 EXISTING ROOF SURVEY NOTE (23_453_001 Rev P1)
- PHASE 1 PROPOSED STRUCTURAL REMEDIAL WORK TO EXISTING ROOF STRUCTURE (23_453_002 Rev P1)
- Structural Engineers Review of Existing Chimney Stacks (23_453_SR_01 rev A dated October 2024)
- Fenay Hall Roof Detail
- H16 6x4 Rainwater Gutter (H166401 Rev 3)

The submitted details are acceptable and this condition is discharged on the basis the development is implemented in accordance with the approved scheme.