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:	**2024/65/93533/E**
Site Address:	Heckmondwike United Reform Church, High Street, Heckmondwike, WF16 0DY
Description:	Listed Building Consent for Installation of disabled access / escape ramp
Recommending Officer:	Nicole Helliwell

DECISION – LISTED BUILDING 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.

Emma Thompson

AUTHORISED OFFICER

Date: 12-Feb-2025

Officer Report

Reference No. 2024/62/93533/E

Site Address: Heckmondwike United Reform Church, High Street, Heckmondwike, WF16 0DY

Proposal: Listed Building Consent for Installation of disabled access / escape ramp

Site Description

The application relates to Heckmondwike United Reform Church, a Grade II Listed Building situated off High Street in Heckmondwike. The building is constructed in stone and incorporates a hipped-roof finished in slate. The site is not within a conservation area, nor are there any Public Rights of Way (PROW) or any other listed buildings within close proximity to the site.

List Description

Congregational Sunday school. Dated 1856. Dressed stone. Hipped slate roof (bitumen covered). 2 storeys with string course. 5-bay facade, the centre 3 break forward slightly and are surmounted by pediment with blind oculus in tympanum with elaborate foliage support and raised inscription: INDEPENDENT DAY AND SABBATH SCHOOLS. ANNO DOMINI 1856. Ground floor windows are round arched with double string course at impost level. 1st floor windows are round arched but with slightly pointed head, elongated key and Composite pilaster surround. 3-bay side elevations as before. Later 4-bay addition to roar.

Description of Proposal

The proposal is for the erection of an access ramp to the western elevation of the building. The existing steps would be retained as part of the application. The access ramp would project approximately 1.05m from the side elevation of the building and would have an overall length of approx. 20.6m and a maximum height of approx. 2m. The ramp would incorporate a 0.9m high handrail and would be constructed from galvanised steel.

History of negotiations / amendments received

None.

Relevant Planning History

- **2024/93532:** Installation of disabled access / escape ramp. Planning application details | Kirklees Council – Pending Consideration
- **2000/92360:** Erection of illuminated cross (listed building). Planning application details | Kirklees Council– Advertisement Consent Granted
- **99/90238:** Erection of illuminated cross (listed building). Planning application details | Kirklees Council – Withdrawn

Access Considerations
None.

Climate Change Emergency
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. The proposals will have no climate change implications.

Consultation Responses
KC Conservation and Design – The existing steps should be retained and incorporated into the design of the ramp.

Representations
The application has been publicised with a site notice and a press notice. No representations have been received.
Date site notice expired: 10/02/2025
Publicity expiry date: 06/02/2025

Policies
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 is possesses'.

Kirklees Local Plan
The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The following policies are considered relevant to this application:

- **LP 1** - Achieving Sustainable Development
- **LP 24** - Design
- **LP 35** - 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) published December 2024, 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.

- **Chapter 2** - Achieving Sustainable Development
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 16 -** Conserving and Enhancing the Historic Environment

Assessment

Paragraph 135(c) of the NPPF sets out that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness.

Paragraph 210 of the NPPF is also of relevance and states that "*in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; a) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and b) the desirability of new development making a positive contribution to local character and distinctiveness".*

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 of the NPPF 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."*

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that 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.

The proposed access ramp would be installed to the western elevation of the building and would be constructed from galvanised steel. The development would be of an appropriate scale and design and would retain a distance of approximately 25.3m to the public pavement such that it would have limited visibility from public vantage points along High Street. The proposed access ramp would be visually acceptable with regard to its materials, siting and design. Furthermore, the existing steps would be retained as part of the development. Therefore, it is considered that the proposed development would not cause any detrimental harm to the significance of the Listed Building and any harm is outweighed by public benefits as required by paragraph 215 of the NPPF. As such, the installation of the steps would comply with Policy LP35 of the Kirklees Local Plan, Chapter 16 of the NPPF and the requirements of Section 66 the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

Therefore, it is considered that the proposed development would not cause any detrimental harm to the significance of the Listed Building and would comply with Policy LP35 of the Kirklees Local Plan, Chapter 16 of the NPPF and The requirements of Section 66 the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

Conclusion

The National Planning Policy Framework has introduced a presumption in favour of sustainable development. The policies set out in the National Planning Policy Framework 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. Given that the proposal would have a low level impact upon the significance and character of the listed building, it is therefore recommended for approval.

Recommendation: GRANT CONSENT

Decision Authorisation - Delegated Powers
Application Number: 2024/93533
Officer Recommendation: Approve
Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.
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 Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

3. The access ramp hereby approved shall be constructed from galvanised steel. The materials of construction shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity and the heritage significance of the site, in accordance with Policies LP2, LP24 and LP35 of the Kirklees Local Plan and the aims of Chapter 12 and 16 of the National Planning Policy Framework.

Plans and specifications schedule:

Plan Type	**Reference**	**Revision**	**Date Received**
Location Plan	PP-13603979v1	-	18/12/2024
Block Plan	H URC 01	-	18/12/2024
Plans/Elevations	H URC 02	-	18/12/2024
Detail Plan & Elevation	H URC 03	-	18/12/2024
Heritage & Design & Access Statement	-	-	18/12/2024
Climate Change Statement	-	-	18/12/2024

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. In this case, the design of the original scheme has been found acceptable. No further amendments or details were sought thereafter.

Dated: 10/02/2025