

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:	2025/65/90263/E
Site Address:	Flat 1, Pollard Hall, 279, Oxford Road, Gomersal, Cleckheaton, BD19 4PX
Description:	Listed Building Consent For repair and reinstatement of timber, glazing and cast-iron rainwater goods to Victorian conservatory extension and the installation frittered glass covering and installation of accessible gutter, formation of new internal door entrance into adjacent workshop and repair works to garage (within a Conservation Area)
Recommending Officer:	Edward Cheseldine

DECISION – GRANT LISTED BUILDING CONSENT

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 02-Jun-2025

Officer Report

2025/90263 - Pollard Hall, 279, Oxford Road, Gomersal, Cleckheaton, BD19 4PX

Site Description

Pollard Hall is a grade II* listed hall house in Gomersal. Constructed of hammer dressed stone and a slate roof. The building has been subdivided into several residential dwelling. It contains a generous curtilage with access onto Oxford Road. The site rests in the Gomersal Conservation Area.

List Description:

Exceedingly fine hall house. Dated 1659, though part to left may be slightly earlier, with 1889 addition. Built for Tempest and Mary Pollard. Hammer dressed stone with deeper courses to 1659 part. Plinth. Stone slate roof with chamfered gable copings and ornamental finials to apexes and eaves. Chamfered ashlar stacks with caps. Two storeys. Four gabled, front with central 2 storey porch with doorway with moulded surround and arched lintel. Above is 4-light window, and to each side of porch, both floors is 2-light window. To right of porch is lead rainwater head dated 1695. The 2 earlier gabled wings are similar with one 6-light window to each floor and one 2-light window in gable apex. A lead rainwater head has initials T.M.P. To the right of the porch is the hall window of 24 lights (6 lights by 4 lights high) with king mullion and 3 transoms. 2-light in gable apex. The right gable has two 4-light windows, with common hood mould, to ground floor and 5-light window to 1st floor. To the extreme left is a projecting gabled wing of 1889, in keeping, with mullioned and transomed 2-storey canted bay. To rear is single storey porch with arched lintel and moulded surround and ball and stalk finials. Cross window over. A band of shields at high level to right side. All windows double chamfered and with glazing bars.

Description Proposal

The applicant is seeking Listed Building Consent for works to the conservatory and linked garage.

For repair and reinstatement of timber, glazing and cast-iron rainwater goods to Victorian conservatory extension and the installation frittered glass covering and installation of accessible gutter, formation of new internal door entrance into adjacent workshop and repair works to garage (within a Conservation Area).

Conservatory:

- Repair of timber frame
- Reinstatement of cast-iron rainwater goods
- Replacement of frittered glass on conservatory roof
- Installation of valley gutter

Workshop/Conservatory:

- Additional door opening

Garage:

- Structural repairs to stonework

History of negotiations / amendments received

Change of material for conservatory roof covering from terncoat stainless steel to frittered glass following advice from Historic England.

Relevant Planning History

2025/90262 - Repair and reinstatement of timber, glazing and cast-iron rainwater goods to Victorian conservatory extension and the installation of stainless steel roof covering and installation of accessible gutter, formation of new internal door entrance into adjacent workshop (Listed Building within a Conservation Area) - Withdrawn

Access Considerations

None required.

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 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.

Consultation Response

Historic England - Objection to the initial plans to cover the roof of the conservatory in a stainless steel material, altering the character of the conservatory due to the opaque material, altering the conservatory to appear as a residential room, whilst competing with the most important elevation of the main building.

They requested a scheme is considered where the glazed roof is maintained and repaired and upgrading is considered to improve water tightness and wind tightness as to improve thermal performance of this part of the listed building.

The Victorian Society – Objection to removal of conservatory roof and its replacement. Requested a 'like for like' repair. Questioned if glazing is original.

Approval of cast iron rainwater goods.

Objected to the new doorway due to lack of information.

West Yorkshire Archaeological Advisory Service – Recommended a condition relating for a scheme of archaeological investigation due to the proposed works impacting the appearance of the conservatory.

KC Conservation & Design – Informal consultation. Initial objection to roof covering material. Supported amended plans.

Representations

The application was advertised by a site notice and press notice.

Press notice expiry: 21-Mar-2025

Site notice expiry: 03-Apr-2025

As a result of the publicity, there were no public representations.

Policies & Legislations

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'.

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 2 – Place Shaping
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.

Chapter 2 – Achieving sustainable development

Chapter 12 – Achieving well-designed places

Chapter 16 – Conserving and enhancing the historic environment

Assessment

The conservatory is currently in a poor condition due to rot and internal damp issues. Works would reinstate cast-iron rainwater goods and repair the timber frame of the conservatory which are enhancements of the current condition and therefore the listed building's structure.

An internal door will be installed from the conservatory leading to the workshop. It will remove historic fabric. The internal door will connect the workshop and laundry room with the main building. It will present less than significant harm on a minor scale. The alteration will draw the rooms into the main building, adapting the building for modern habitable living. In response to the concerns raised by The Victorian Society, the principle of the works is supported improving the viability of the use for residential living.

A valley gutter will be installed between the conservatory and outbuilding. During an officer site visit, it was noted the conservatory suffers from damp issues caused by the connecting rooms. There was evidence of damp all along the main rooms which is causing harm to the listed building. The installation of a valley gutter will present a betterment to the building's structure and will be easier to maintain. It is viewed as an improvement with benefits to the grade II* listed building.

Repairs to the wooden frame of the will take place. The frame is currently in a poor condition, which is causing harm to the listed building. Where rot has occurred, a Accoya wood will replace the existing wood. Accoya wood is resilient to temperature changes and is a suitable material for the conservatory. It will be conditioned the repaired frame will be painted to match the existing with matching details.

Modifications will occur to the glazing on the roof of the conservatory. Single glazed toughened glass, with an obscure finish will be installed. This will retain the frame details of the conservatory and provide the appropriate inset depth as existing. The glazing will be finished up to grade 4 obscurity level. The glazing choice is fully replaceable and will retain the appearance of the conservatory. The glazing has previously been replaced. The level of alterations is acceptable. In response to the comments raised by Historic England and The Victorian Society, amended plans have been received altering the material choice from turncoat stainless steel to a glazed approach. Given the level of retained details within the roof form and the obscured level of glazing, the conservatory will retain a satisfactory appearance that will not compete with the adjacent elevation and details. Conservation & Design are

satisfied the level of modifications are suitable to retain the appearance of the Victorian conservatory.

Structural repairs for the garage building will occur which will support the longevity of the structure. A large section of the masonry has bulged. It will be conditioned any replacement stone and the pointing matches the existing.

The West Yorkshire Archaeological Advisory Service recommended a condition relating to a photographic record of the conservatory prior to works with a written methodology describing the changes that have occurred over the works period and a structural watching brief.

In reference to the photographic record, as the material of the roof has changed minimal interference with the Victorian conservatory will occur, which will include the valley gutter and obscure glazing. The concept of the conservatory room will now not be altered, and the frame details of the conservatory will be retained. Whilst a valley gutter will be installed, Officers are confident, these works will not remove original features within the external facades. Therefore, a photographic record is not necessary.

Conclusion

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires, that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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 (1) requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Works will improve the structure of the building through damp preventing measure and structural repairs. Whilst there is a slight modification to the appearance of the listed building due to the glazing type, fritted film is fully reversible and retains the historic details and conservatory's appearance.

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 214 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 works will lead to less than substantial harm, on a minor scale, due to the removal of historic fabric. The works will not impact the setting of the Conservation Area. There are public benefits to the proposed works. There is a considerable amount of internal damp, which the valley gutter will facilitate in improving. Other modifications will improve secluded and weather dependent areas into a functionable space, facilitating the functionality of the building, which in turn supports the vitality of the building.

It is hereby concluded that the proposed development accords with the requirements of policies LP1, LP2, LP35 of the Kirklees Local Plan, policies within Chapters 2, 12, and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the principle of development is acceptable.

This application has been assessed against relevant policies in the development plan and other material considerations. The proposal will support the vitality of the building and improve its condition providing public benefits to the conservation of the heritage asset. It is therefore recommended for approval.

Recommendation Grant Consent

Decision Authorisation - Delegated Powers

Application Number: - 2025/90263

Officer Recommendation: Grant Consent

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, and to accord with Policy LP24 & LP35 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

3. Notwithstanding the submitted plans, if stone repairs take place the new facing stonework shall match the existing stonework adjacent in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.

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.

4. The glazing of the conservatory roof shall be fritted to a maximum obscurity level of grade 4 (0-4) in a milky colour with a smooth finish to retain a satisfactory appearance in respect of the original conservatory design.

Reasons: 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.

5. Notwithstanding submitted the joinery repair work shall be in Accoya wood it shall match the existing joinery in respect of dimensions and profiles. It shall be a painted finish in accordance with the existing woodwork and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reasons: 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.

6. The gutters and rainwater pipes shall be cast iron or cast aluminium and in a black colour. Gutters shall be of an ogee profile. They shall be supported

by stone corbels/metal brackets and shall not be fixed to a timber fascia, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed works are in keeping with the character and appearance of the listed building and so as to ensure that the development shall harmonise with its surroundings and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 07.30 and 18.30 hours, Mondays to Fridays 08.00 and 13.00hours, Saturdays, with no working Sundays or Public Holidays. In some cases, different site-specific hours of operation may be appropriate.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location plan	4631-PL-00	-	31 January 2025
Existing Floor Plans, Elevations and Sections	4631-PL-01	-	10 April 2025
Proposed Floor Plans, Elevations and Sections	4631-PL-02	-	10 April 2025
Proposed Conservatory Visuals, Section A-A, Gutter & New Internal Door Details	4631-PL-03	A	10 April 2025
Proposed Block Plans	4631 PL 04	A	10 April 2025
Conservation/Heritage Assessment	-	-	31 January 2025

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 has, 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.

Change of material for conservatory roof covering from terncoat stainless steel to frittered glass following advice from Historic England.

