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Planning Development

Planning and Heritage Statement – Listed Building Consent for Internal and External Alterations

17 Thunder Bridge Lane, Thunderbridge, Kirkburton, HD8 0PX

Introduction

This holiday cottage is within the ownership of the applicant, who operates the Woodman Inn at Thunder bridge. This pub and hospitality complex currently comprises: a public house; a number of ancillary holiday cottages; gardens; two car parks; and wedding marquee in the grounds.

Planning History

2009/91214 - Erection of sun room extension and railings (Listed Building within a Conservation Area) – Refused

2009/91215 - Listed building consent for erection of sun room extension and railings (Within a Conservation Area) – Refused

2006/94672 - Erection of sliding gate and construction of stone steps (listed building within a conservation area) – Refused

2006/94636 - Listed Building Consent for erection of sliding gate, construction of stone steps and replacement gate to side passage (within a conservation area) – Refused

2006/93210 - Formation of 1 no. Parking space (listed building within a conservation area) – Approved

2006/91514 - Listed building consent for formation of parking area and boundary railings (within a conservation area) - Approved

Policy Designation

The application site has the following relevant designations in the Local Plan:

- Green Belt
- Thunder Bridge Conservation Area

The Proposals

This application seeks Listed Building Consent for the following external and internal works to the cottage comprising:

External changes:

- uPVC side door (southern elevation) replaced with new solid timber door with stained finish.
- Replacement (matching) lantern above front doorway.

Internal changes:

- New internal timber doors on both floors.
- Change bedroom to bridal make up / dressing area at first floor level.
- Install new ensuite bathroom and remove existing partition (non-original / non-load bearing wall). Remove existing bathroom and reconfigure bedroom – first floor level.
- Change kitchen to bedroom and ensuite shower room at ground floor level.

Assessment of the Proposals

Heritage Impact

Section 7 (1) of the Listed Buildings Act 1990 states:

> "Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are Authorised."

Therefore, the key question arising is whether or not the works affect the character of the listed building as a building of special architectural or historic interest.

It is considered that the majority of the changes proposed would not would affect its character as a building, and therefore would not require Listed Building Consent, however they are included in order to provide a complete picture of the alterations.

Local Plan Policy LP35 states:

3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should also be given to the need to: b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance.'

The application site is located in the Thunder Bridge Conservation Area. The Council does not have an appraisal for this Conservation Area, however it contains a series of traditional predominantly two-storey stone buildings of weaver's cottage origin and character, interspersed with newer buildings of similar character.

The Historic England official listing description of numbers 15 and 17 Thunder Bridge Lane states:

SE 11 SE THUNDER BRIDGE LANE Thunder Bridge 5/112 Nos. 15 & 17 G.V. II

Two dwellings, part of row. Late C18. Hammer dressed stone. Quoins. Stone slate roof with central ashlar stack. Two storeys. No. 15 has altered ground floor windows. 1st floor 4-light window has 2 mullions removed and is altered. No. 17 has one 3-light window and entrance to ground floor, and two 2-light windows to 1st floor, both with mullion removed. Later addition to rear not included.

Listing NGR: SE1885211480

The external changes listed above would either have a neutral effect (the replacement lantern), or improve the character of the listed building (replacement of uPVC door with timber door).

The internal changes would not involve the removal or alteration of any original structural wall: the works would instead affect only modern internal partition walls. Equally, no original beams or staircases would be affected by the proposals. As such, these internal proposals would not affect the building's character as one of special architectural / historic interest.

The proposals are therefore considered to have a neutral to minor beneficial impact on the listed building as a whole, in compliance with Local Plan Policy LP35 section 20 of the NPPF.

We therefore respectfully request that Listed Building Consent is granted accordingly.

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