
Report of the Head of Planning and Development

HUDDERSFIELD PLANNING SUB-COMMITTEE

Date: 09-Dec-2020

Subject: Planning Application 2020/91881 Listed Building Consent for the replacement of windows on the south-west facing side 35, Clough Road, Bolster Moor, Huddersfield, HD7 4JX

APPLICANT

J Kipling

DATE VALID

22-Jun-2020

TARGET DATE

17-Aug-2020

EXTENSION EXPIRY DATE

16-Dec-2020

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

<http://www.kirklees.gov.uk/beta/planning-applications/pdf/public-speaking-committee.pdf>

LOCATION PLAN



Map not to scale – for identification purposes only

Electoral wards affected: Colne Valley Ward

Ward Councillors consulted: Yes

Public or private: Public

RECOMMENDATION:

DELEGATE approval of the application and the issuing of the decision notices to the Head of Planning and Development in order to complete the list of conditions including those contained within this report.

1.0 INTRODUCTION:

1.1 This report relates to replacement of windows to the front elevation of 35, Clough Road, Bolster Moor, Huddersfield, HD7 4JX which is listed grade II. It has been referred to Huddersfield Planning Sub-Committee as the applicant is a council employee within the Growth and Regeneration Directorate.

2.0 SITE AND SURROUNDINGS:

2.1 35 Clough Road is a house dating from the early or mid-19th century. It is two-storeys in height and constructed of local hammer dressed stone with a stone slate roof. The south-west front elevation has a centrally placed door flanked by 4-light mullioned windows. To the first floor is a continuous 14-light window with mullions on a projecting cill band. Some of the lights are blocked leaving 3 windows each of 3 lights. Each window to the front has four double-glazed units separated by thick glazing bars.

2.2 The north west side elevation has a ground floor lean-to extension with a two-light window above. The north east (rear) elevation has just a single light window at ground floor and a blocked doorway at first floor. The south east (side) gable elevation has a two-light window to the first floor and a single light window to the ground floor.

2.3 35 Clough Road is set at 45 degrees to the street and faces south west across steeply falling ground to the Crimble Clough. A public right of way (COL/101a/10) runs along the northern boundary of the property. There is a garage and driveway to the rear of the property. The garden is approximately an acre and is bounded by a dry stone wall along Clough Road.

3.0 PROPOSALS:

3.1 Listed Building Consent for the replacement of windows on the south-west facing side (front elevation).

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

4.1 91/02269 - listed building consent for demolition of lean to and rebuilding using existing materials - consent granted

4.2 91/02385 - rebuilding of lean-to extension (listed building) - conditional full permission

5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme):

5.1 None

6.0 PLANNING POLICY:

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Kirklees Local Plan (2019):

6.2 LP 35 – Historic Environment

Supplementary Planning Guidance / Documents:

6.3 None

National Planning Guidance:

6.4 National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19th February 2019, 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 16 – Conserving and Enhancing the Historic Environment

7.0 PUBLIC/LOCAL RESPONSE:

7.1 Final publicity date expired: 03/08/2020

The application has been publicised with a site notice and press notice. No representations have been received.

7.2 Local Ward Members: no response received.

8.0 CONSULTATION RESPONSES:

8.1 **Statutory:** None required

Officer report has been compiled by the Conservation and Design Officer.

9.0 MAIN ISSUES

- Significance of the affected heritage assets
- Impact of the proposed alterations
- Justification
- Weighing of harm against public benefits
- Representations
- Other matters

10.0 APPRAISAL

10.1 Significance of the affected heritage assets

10.1.1 Paragraph 189 of the NPPF requires that applicants describe the significance of any heritage assets affected, including any contribution made by their setting, consult the historic environment record, use appropriate expertise where necessary and where there is known or potential archaeological interest, submit an appropriate desk-based assessment and, where necessary, a field evaluation.

10.1.2 The applicant has provided a heritage statement, fulfilling the requirements of paragraph 189. The West Yorkshire Historic Environment Record was consulted by the applicant, other than the listed building description, no further information was held. There are no archaeological impacts arising from the alterations.

10.1.3 Paragraph 190 of the NPPF requires that the Local Planning Authority identify and assess the particular significance of any heritage assets affected and take this into account when considering the impact of the proposal on a heritage asset.

10.1.4 The proposed works affect 35 Clough Road, which is a grade II listed building. It is vernacular dwelling constructed of local stone with a stone slate roof with features such as mullioned windows, gutter brackets on a table and copings to the gable ends of the roof with inturned kneelers. The courses of the blocking to the first-floor windows are aligned with those of the walls, suggesting that the house was built with the windows partially blocked. This was common practice in the later phase of the domestic textile industry (in this area c1840s) when there was less of a demand for first-floor workshop accommodation but provision made so that when (and if) demand increased again good lighting for workshop space could be supplied readily.

10.2 Impact of the proposed alterations

10.2.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

10.2.2 LP 35 of the Local Plan requires that proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.

10.2.3 Paragraph 193 of the NPPF requires 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.

10.2.3 The works are limited to the replacement of the windows to the south west front elevation. The applicant's family has owned the property since 1964, the applicant states the windows were replaced in 1975. The timber window frames are clearly modern with routed corners and double-glazed units. The opening lights are stormproof casements. They are therefore not of any architectural or historical interest.

10.2.4 The replacement timber window frames would be of a similar appearance with slimmer glazing bars but thicker double-glazed units. The slimmer glazing bars will have a positive impact and be more in keeping with traditional windows. The thicker double-glazed units will increase the double-reflection effect. However, the windows are not easily visible from any public vantage point. On balance, they will have a neutral impact.

10.3 Justification

10.3.1 Paragraph 194 of the NPPF requires that the Local Planning Authority should require clear and convincing justification for any harm.

10.3.2 No justification is required as the works will cause no harm.

10.4 Weighing of harm against public benefits

10.4.1 Paragraph 196 of the NPPF requires 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.

10.4.2 As the works would cause no harm, public benefits need not be considered.

Representations

10.5 None

Other Matters

10.6 None

11.0 CONCLUSION

11.1 The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

11.2 This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the works would constitute sustainable development and is therefore recommended for approval.

12.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Planning and Development)

1. Standard 3-year timeframe for commencement of development
2. Development to be completed in accordance with the submitted plans and specifications

Background Papers:

Application and history files.

Listed Building Consent for the replacement of windows on the south-west facing side. <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020%2F91881>

Certificate of Ownership – Certificate A signed 14/06/2020