
Report of the Head of Planning and Development

HUDDERSFIELD PLANNING SUB-COMMITTEE

Date: 21-Apr-2021

Subject: Planning Application 2021/90774 Listed Building Consent for replacement roof tiles (within a Conservation Area) 74, Huddersfield Road, Holmfirth, HD9 3AZ

APPLICANT

A Morrison

DATE VALID

05-Mar-2021

TARGET DATE

30-Apr-2021

EXTENSION EXPIRY DATE

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: Holme Valley South

Ward Councillors consulted: No

Public or private: Public

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

DELEGATE approval of the application and the issuing of the decision notice 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 the installation of ridge and tile vents within the roof of 74 Huddersfield Road, Holmfirth, HD9 3AZ. It has been brought to Sub-Committee for determination as the applicant is related to a council employee who works within the Growth and Regeneration Directorate.

2.0 SITE AND SURROUNDINGS:

2.1 74 and 76 Huddersfield Road is a Grade II listed mid-terraced property dating to the early to mid-19th century and situated within the Holmfirth Conservation Area. It is two storeys in height on the Huddersfield Road elevation, and four storeys on the Norridge Bottom elevation. The roof is covered in natural stone slates with a short parapet wall and lead lined stone gutter on the front elevation, and a gutter on brackets to the rear.

3.0 PROPOSAL:

3.1 The proposal seeks Listed Building Consent to remove four roof slates and two ridge tiles and install four vented roof slates and two vented ridge tiles to improve ventilation within the roof space.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

4.1 No relevant planning history.

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

5.1 Clarification was sought to determine whether alternative options had been considered to allow the retention of the traditional roof covering. Eaves vents were not an option as the front of the building has a lead-lined stone gutter with no eaves and installing eaves vents at the rear would not provide through ventilation.

- 5.2 The building has been re-roofed in the past using a non-breathable roofing felt which has caused condensation build up. Re-roofing with a breathable membrane was considered as an alternative measure but the cost of this is not viable at the present time.

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 LP35 – Historic Environment

Neighbourhood Development Plans

- 6.3 Holme Valley Neighbourhood Development Plan has been formally submitted to Kirklees Council and Peak District National Park Authority. It covers the whole of the Holme Valley Parish Area. The plan has not been subject to publicity (Regulation 16, The Neighbourhood Planning (General) Regulations 2012) at this time. There are unresolved objections between the Kirklees Council and the neighbourhood plan body therefore the plan has no weight at this stage.

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 The application was publicised with press notice and a site notice. The period of publicity expires on 9th April 2021. No representations had been received at the time of writing.
- 7.2 Holme Valley Parish Council – comments awaited at the time of writing. Any comments received shall be reported to members in the update.

8.0 CONSULTATION RESPONSES:

8.1 Statutory: None required

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

9.0 MAIN ISSUES

- Impact on the significance of the listed building
- Impact on the character and significance of the conservation area
- Representations
- Other matters

10.0 APPRAISAL

Impact on the significance of the listed building

- 10.1 This application considers the impact of the proposal on the listed building. The NPPF Chapter 16, paragraph 193, 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. Paragraph 194 requires that any harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 10.2 The proposed ventilated roof slates are manufactured from concrete artificial stone slates with flush air vents incorporated in them. The proposed ventilated ridge vents are manufactured from concrete artificial stone ridges with air vents incorporated into them. The existing ventilation in the roof is inadequate, causing a build-up of condensation and the potential decay of the roof structure. This proposal is a simple and effective solution to the problem, with minimal harm to the significance of the building, and is justified.
- 10.3 Paragraph 196 of the NPPF states 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. In this case the loss of four natural stone slates and two ridge tiles, along with the insertion of artificial stone slates and ridge tiles, leads to slight harm. The roof space is suffering from condensation build up caused by a lack of ventilation and the use of an impermeable roof membrane. The public benefit of protecting the building from deterioration is considered to outweigh the slight harm.
- 10.4 The harm has been mitigated as far as possible using materials which are designed to replicate natural stone slates, with only a small number of vents so that the harm is kept to a minimum, and flush air vents which will avoid projections from the roof pitches.

Impact on the conservation area

- 10.5 The proposal causes slight harm to the character and significance of the conservation area by alterations to a traditional roof in a prominent location. However, as noted above, the public benefit of protecting the building from deterioration is considered to outweigh this harm.

Representations

- 10.6 No representations have been received.

Other Matters

- 10.7 *Climate Change* - 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. This proposed works would extend the life of a building. As the building is within a sustainable location the continuing full economic use of the building would, in a small part, help to reduce the need to travel by private car.

11.0 CONCLUSION

- 11.1 The proposal is acceptable as alternative measures have been considered and are not viable at the present time. The public benefit of protecting the building from deterioration is considered to outweigh the slight harm as required by Chapter 16 of the NPPF, and the harm is mitigated using a small number of discreet slates.

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.
3. The existing slates and ridge tiles to be retained on site for reinstatement in the event that the building is re-roofed, with the artificial vent slates and ridge tiles removed.

Background Papers:

Application web page:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021%2f90774>

Certificate of Ownership –Certificate A signed on 24 February 2021.