
Report of the Head of Strategic Investment

STRATEGIC PLANNING COMMITTEE

Date: 08-Mar-2018

Subject: Planning Application 2017/94337 Listed Building Consent for conversion of listed building to form private gymnasium and demolition of curtilage buildings Washpit Mills, Choppards Lane, Cartworth Moor, Holmfirth, HD9 2RD

APPLICANT

R Cooke, Prospect
Estates Ltd

DATE VALID

10-Jan-2018

TARGET DATE

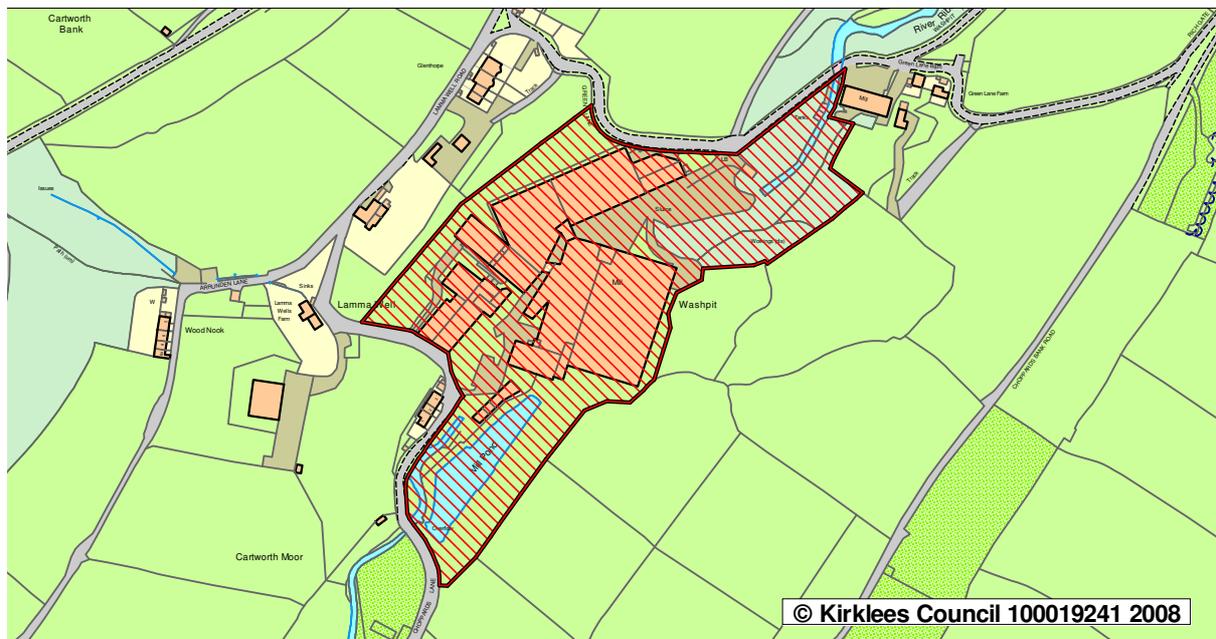
07-Mar-2018

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

Yes

Ward Members consulted

RECOMMENDATION:

DELEGATE approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions including those contained within this report.

1.0 INTRODUCTION:

- 1.1 The application is brought to the Strategic Committee because it is associated with application 2017/934336 for the redevelopment of the Washpit Mills site in Holmfirth which is reported elsewhere on the agenda.

2.0 SITE AND SURROUNDINGS:

- 2.1 The application relates to the Washpit Mills site which comprises a range of buildings and hardstanding areas within approximately 3.5 hectares of land located within the cleft of a steep sided valley. Washpit Mill was constructed around 1840 on the site of an earlier mill building.
- 2.2 The principal listed building (Grade II) lies towards the south western part of the site and is a stone-built former textile mill building. Externally the building appears as three storeys but there are currently only two floors within the building. The building has a pitched slate roof and there is a projecting gable to the northern elevation.
- 2.3 There is a green clad steel framed building attached to the northern elevation of the listed building beyond which are other industrial sheds, partly stone faced, extending further northwards toward the boundary with Green Lane. Immediately behind the listed building is a detached three storey mill building. All of these other mill buildings on the Washpit Mills site are listed by virtue of being curtilage buildings.

3.0 PROPOSAL:

- 3.1 Listed Building Consent for conversion of listed building to form private gymnasium and demolition of curtilage buildings.

4.0 RELEVANT PLANNING HISTORY:

2017/94336 Part demolition of existing mill buildings and erection of 49 dwellings; conversion of listed building to form private gymnasium; re-use of existing mill buildings and alterations to form workshop, car storage, and associated ancillary facilities including café, shop and office space; Formation of car park – Application reported elsewhere on this agenda

2016/93429 Listed Building Consent for extensions and alterations to form hotel and restaurant – Appeal against non-determination dismissed

2016/93428 Part demolition of existing mills and erection of 45 dwellings and 16 apartments. Re-use of existing mill building and alterations to form workshop, car storage, restaurant, function suite and ancillary office space and formation of car park. Conversion of mills to hotel and offices – Appeal against non-determination dismissed

2003/95344 – Erection of dyehouse and bale store extensions – Approved

2000/91602 – Erection of first floor extension and link bridge extension

1999/92121 – Listed building consent for demolition of a redundant boiler house – Consent Granted

1995/91713 – Listed building consent for part demolition of mill buildings and erection of new first floor – Consent Granted

1993/02133 – Listed building consent for removal of external lift and erection of blending shed – Consent Granted

1993/02131 – Removal of list shaft and erection of blending shed – Approved

1992/02712 – Erection of bale storage building – Approved

1992/01316 – Erection of link building – Approved

1991/03594 – Formation of temporary access – Approved

1991/03353 – Erection of bridge link – Approved

1990/05917 – Erection of extensions to mill and formation of forecourt - Approved

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

- 5.1 In response to concerns raised by the Council's Conservation and Design officer and comments from Historic England the applicant has amended the scheme to retain one of the buildings that was to be demolished (building 14 on the demolition plan).

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 Development Plan for Kirklees currently comprises the saved policies within the Kirklees Unitary Development Plan (Saved 2007). The Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The Examination in Public began in October 2017. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 216 of the National Planning Policy Framework. In particular, where the policies,

proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2012), these may be given increased weight. At this stage of the Plan making process the Publication Draft Local Plan is considered to carry significant weight. Pending the adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees.

Kirklees Unitary Development Plan (UDP) Saved Policies 2007:

6.2 BE1 – Design principles

Supplementary Planning Guidance / Documents:

6.3 PLP35 Historic Environment

National Planning Guidance:

6.4 NPPF Chapter 12 Conserving and enhancing the historic environment

7.0 PUBLIC/LOCAL RESPONSE:

7.1 Six representations received plus a detailed petition signed by 59 local residents; all of the representations also relates to planning application 2017/94336 for the redevelopment of Washpit Mills.

A summary of the representations received (as they relate to this Listed Building Consent application) is provided as follows:

- Listed building is too large to be solely used as a private gym and the conversion and operational costs associated with the proposed use would be commercially unsustainable/unviable.
- Height of Block A previously aligned with one of the mill buildings (Block D) that is now to be demolished. Height of Block A will have a significant impact on the overall impression of the site and detract from the setting of the listed building.

8.0 CONSULTATION RESPONSES:

8.1 **Statutory:**

None

8.2 **Non-statutory:**

Conservation and Design – No objection to the conversion of the principal listed building to a gym. Initial concerns raised with the loss of curtilage listed buildings and in particular one of the mill buildings that was to be retained under the previous scheme. These concerns have been satisfactorily addressed with the proposed amendment.

Historic England – Concerns raised with the loss of curtilage buildings and justification for their loss. No objection to the works to the principal listed building subject to a condition requiring details of a schedule of works.

9.0 APPRAISAL

- 9.1 Washpit Mills includes a Grade II listed mill building (Block L). The other buildings within the Washpit Mills site are also listed by virtue of being curtilage buildings.
- 9.2 Paragraph 131 of the NPPF states that “in determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness”.
- 9.3 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” (NPPF paragraph 132). The setting of a designated heritage asset is an important aspect of its significance. Preserving the special architectural and historic interest of a listed building is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and considerable importance and weight is to be attached to this.
- 9.4 PLP35 of the emerging Local Plan relates to the historic environment.
- 9.5 The principal listed building is currently vacant and the development will provide a new use for the listed building. The optimum viable use for the building is not the one the building was constructed for; the mill industry is in decline and more modern facilities are utilised. Under the previous application the listed building was to be converted into a hotel and it was considered that the hotel represented a viable use for the building that would help to sustain its significance in the future. The current application proposes a community gym which would be available to future residents and workers of the development.
- 9.6 The proposed gym is considered to be a satisfactory use for the building because it will help to support the delivery of an acceptable scheme for the overall redevelopment of Washpit Mills that includes the retention of a number of the historic mill buildings whilst also providing a use that will support the listed building’s general upkeep in the future. A detailed scheme of all internal and external alterations to the principal listed building can be secured by condition, in line with comments from Historic England. It is to be noted that the principal listed building would not be extended, unlike the previous scheme.
- 9.7 In terms of the demolition of curtilage buildings, the buildings that are to be demolished have a reasonable degree of significance because they contribute to the historic evolution of the mill site.
- 9.8 As part of this revised scheme it was proposed to demolish a four storey stone mill building (Block D) which was to be retained under the previous application. Officers had concerns with the loss of this particular building and in response to this the applicant is now proposing to retain the building and for it to be used as storage in connection with the adjoining building (Block E).

- 9.9 The buildings that are to be demolished are the same as that proposed within the previous planning application for the redevelopment of Washpit Mills. In Officers' opinion the buildings with the greatest significance are being retained, namely the four storey stone-built mill building (Block D) and the large northlight roof building (Block E). Furthermore it is considered that the quality and/or scale of the buildings that are to be demolished would make it difficult to secure a long term viable use for them. There is also considered to be some benefit to the demolition of the more modern industrial building adjoining the northern elevation of the principal listed because it would allow the setting of the listed building to be enhanced. Officers accept the loss of the buildings as proposed within the application. It is to be noted that the appeal decision did not raise any specific concerns with the loss of any of the mill buildings.
- 9.10 The demolition amounts to less than substantial harm and the wider public benefits of the proposals that include securing viable uses for the principal listed building and other significant curtilage buildings on the site balance the harm that would be caused.
- 9.11 The application accords with advice in chapter 12 of the NPPF.
- 9.12 Concerns have been raised within representations with the loss of one of the mill buildings and its impact on how the remainder of the scheme would be viewed, including the impact on the setting of the listed building. The building in question is now going to be retained following an amendment to the application (Block D).

10.0 CONCLUSION

- 10.1 In conclusion Officers consider that the public benefits of the proposal in terms of securing the reuse of a number of the former mill buildings outweigh the less than substantial harm that would be caused by the loss of some of the existing mill buildings.

11.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Strategic Investment)

1. Time limit
2. Development in accordance with approved plans
3. Archaeological recording
4. Scheme of works to principal listed building

Background Papers:

Application and history files.

Website link:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2f94337>

Certificate of Ownership – Certificate A signed.