
Appeal Decisions

Site visit made on 29 October 2019

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an Inspector appointed by the Secretary of State

Decision date: 8 November 2019

Appeal Ref: APP/Z4718/W/19/3226182

6 Carrs Road, Marsden, Huddersfield HD7 6JE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ian and Mrs Sinead Battarbee against the decision of Kirklees Metropolitan Borough Council.
 - The application Ref 2018/62/93970/W, dated 1 December 2018, was refused by notice dated 28 March 2019.
 - The development proposed is side/rear extension with associated internal alterations.
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Appeal Ref: APP/Z4718/Y/19/3226189

6 Carrs Road, Marsden, Huddersfield HD7 6JE

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Mr Ian and Mrs Sinead Battarbee against the decision of Kirklees Metropolitan Borough Council.
 - The application Ref 2018/65/93971/W, dated 1 December 2018, was refused by notice dated 28 March 2019.
 - The works proposed are side/rear extension with associated internal alterations.
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Decisions

Appeal Ref: APP/Z4718/W/19/3226182

1. The appeal is allowed and planning permission is granted for side/rear extension with associated internal alterations at 6 Carrs Road, Marsden, Huddersfield in accordance with the terms of the application Ref 2018/62/93970/W, dated 1 December 2018, subject to the following conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with approved plan nos. 18-D06/9002 Rev. P2, 18-D06/2002 Rev. P3 and 18-D06/2003 Rev. P3.

Appeal Ref: APP/Z4718/Y/19/3226189

2. The appeal is allowed and listed building consent is granted for side/rear extension with associated internal alterations at 6 Carrs Road, Marsden, Huddersfield in accordance with the terms of the application Ref 2018/65/93971/W, dated 1 December 2018, subject to the following conditions:

1. The works authorised by this consent shall begin not later than three years from the date of this consent.
2. The works hereby authorised shall be carried out in accordance with approved plan nos. 18-D06/9002 Rev. P2, 18-D06/2002 Rev. P3 and 18-D06/2003 Rev. P3.
3. No relevant works shall begin until detailed drawings (at an appropriate scale and showing plans, sections and materials) of doors, windows (including details of heads, cills, jambs and mullions), rainwater goods, and external steps and balustrading, have been submitted to and agreed in writing by the local planning authority. The works shall be carried out in accordance with the approved detailed drawings.

Reasons

3. 6 Carrs Road is an end-terraced dwelling that is a Grade II listed building situated in the Marsden Conservation Area. The main issue is the effect of the proposed side/rear extension on the architectural and historic interest of the listed building and on the character and appearance of the Marsden Conservation Area.
4. The dwelling was built in the early 19th century in narrow coursed hammer dressed stone with quoins under a pitched stone slate roof. It is on sloping ground and has two storeys at the front and three at the rear. At lower ground floor level at the rear is a full width lean-to extension that is a modern addition to the listed building, though it is constructed in matching materials. The extension has a low pitched roof. The principal features of the listed building are its stone mullioned windows. At the front there is a four light window at ground floor level and a five light window at first floor level. At the rear there is a three light window at each of the upper two floors, that at ground floor level being directly above the low pitched roof of the lower ground floor extension.
5. The proposed rear extension would be directly above the existing extension; the low pitched stone slate roof would be raised by one storey. The rear extension would extend beyond the end gable wall of the dwelling and alongside the gable to create a side extension. Steps would lead up to a door in the front elevation of the side extension and steps would lead down from a rear door down to a garden area.
6. The side/rear extension would be appropriately constructed in matching materials. The extension would extend across the window opening in the middle floor level at the rear but the stone mullions of this feature of the building would not be lost but would be reinstalled in the rear elevation of the rear extension. The non-alignment of the two principal windows at the rear is an inconsequential matter. The roof of the extension would have the same relationship with the window at the upper floor level as the roof of the existing rear extension has with the window at the middle floor level. Extensions to traditional buildings often have low pitched roofs and the roof over the side/rear extension, in this regard, would not be unusual or incongruous. Proposed 'glazed railings' to the steps at the rear would be unduly modern and unacceptable, but a condition of the listed building consent requires details of balustrading to be approved by the local planning authority, so an appropriate solution to this element of the works can be achieved.
7. The form of the original weaver's dwelling would still be apparent and its modest scale would not be undermined or dominated by the proposed extension. The Council does not object to the proposed internal alterations. The proposed works would not harm the architectural and historic interest of the listed building.

8. The side extension would obscure only a small rear part of the gable end of the dwelling and the extension is predominantly at the rear of the dwelling, which is not visible from the road. In this regard the dwelling would retain its presence in the street scene. The proposed works to the listed building would not result in any harm to the character and appearance of the Marsden Conservation Area.

Conditions

9. Apart from standard time limit and approved drawings conditions the Council has suggested a condition, to be imposed on the listed building consent only, that would require the prior approval of detailed drawings of various works, such as doors and windows. There is no need for the drawings to be approved before any works take place, rather that they be approved before relevant works take place. The suggested condition has therefore been amended and included in the condition is the requirement to submit detailed drawings of balustrading.

Conclusion

10. The proposed side/rear extension would not harm the architectural and historic interest of the listed building or the character and appearance of the Marsden Conservation Area. The proposed works do not conflict with policies PLP24 and PLP35 of the Kirklees Local Plan and paragraphs 195 and 196 of the National Planning Policy Framework are not engaged. Planning permission and listed building consent have therefore been granted, subject to conditions, for side/rear extension with associated internal alterations at 6 Carrs Road, Marsden, Huddersfield.

John Braithwaite

Inspector