

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) – SECTION 16**

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR LISTED BUILDING CONSENT**

Reference No:	<b>2024/65/91505/E</b>
Site Address:	Blake House, Greenside Road, Thurstonland, Huddersfield, HD4 6XA
Description:	Listed Building Consent for replacement timber windows to part west elevation, removal of strap pointing and flush lime mortar pointing
Recommending Officer:	Sheena Campbell

**DECISION – Listed Building Consent Granted**

**I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

Kirsty Nicholls

***AUTHORISED OFFICER***

**Date: 14-Apr-2025**

## **Officer Report**

### **Site Description**

Blake House is a Grade II listed farmhouse constructed in coursed stone with a stone slate roof dating from the mid 17<sup>th</sup> Century with 19<sup>th</sup> Century alterations.

### **Description of Proposal**

The proposal is for the complete replacement of windows to part of the West elevation to be almost like for like. Lime mortar pointing is also proposed.

### **History of negotiations / amendments received**

The omission of stone cleaning was requested. The agent has agreed to omit the stone cleaning but to proceed with replacement windows and lime mortar pointing only.

### **Relevant Planning History**

2016/90423 -Erection of extensions to existing dwelling, detached spa room and conversion of outbuilding to boiler room (Listed Building) - Granted

2002/91275 -Listed Building Consent for replacement of 4 no. small panel windows - Refused

2000/91322 - Listed Building Consent for demolition of outbuilding, internal alterations and alterations to windows - Granted

### **Access Considerations**

None.

### **Climate Change Emergency**

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.

The proposal is for the replacement of existing double glazed windows with new double glazed windows and lime pointing which will improve the thermal

performance and water tightness of the building. Therefore, it is felt the proposal complies with the climate emergency requirements.

## **Consultation Responses**

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

## **Representations**

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

Date site notice expired: 21/7/2024

Publicity expiry date: 21/7/2024

## **Policies**

The building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) applies. This requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which it possesses'.

### *Kirklees Local Plan*

The statutory Development Plan for Kirklees is the Local Plan (adopted 27<sup>th</sup> February 2019). The following policies are considered relevant to this application:

LP 1-Achieving Sustainable Development

LP 2 – Place Shaping

LP 24 – Design

LP 35 – Historic Environment

### *National Policies and Guidance*

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 7 February 2025, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter 2 Achieving sustainable development

Chapter 12 Achieving well-designed places

Chapter 16 Conserving and enhancing the historic environment

## **Assessment**

The proposal is for the replacement of 6 windows (with 20 lights) on the west facing double gabled elevation with similar slimlite double glazed windows. As the windows are west facing they are exposed to south-westerly weather

conditions, which have taken a heavy toll on the existing timber windows which are not original, and were already double glazed.

The agent has agreed to flush frames, butt hinges without trickle vents and the use of black spacer bars, with traditional putty pointing.

The agent has agreed to omit the stone cleaning to avoid damage to the stone. Mortar will be removed using hand tools and an appropriate lime mortar will be used to have a flush or slightly recessed finish.

In summary the new windows and lime mortar pointing are acceptable. The stone cleaning was omitted.

### *Conclusion*

Paragraph 205 of the NPPF states 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.”*

The proposed works are considered to be acceptable and will not cause harm.

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

As the proposed works are acceptable and justified, it is felt that the architectural and historic interest of the listed building is preserved. It is therefore concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the proposed works are acceptable and will preserve the listed building.

**Recommendation            Grant Consent**

**Decision Authorisation - Delegated Powers**  
**Application Number – 2024/91505**  
**Officer Recommendation – Grant Consent**

**Conditions and Reasons:**

1. The development shall be begun within three years of the date in which this consent is granted.

**Reason:** Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

**Reason:** To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

3. The existing mortar shall be removed using hand tools and the joints shall not be widened. The mortar shall be an appropriate lime mortar and the pointing shall be finished flush or slightly recessed, not strap or ribbon pointing.

**Reason:** To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

4. New windows shall be timber framed fixed light or side hung casements with a painted finish (off-white), with mouldings and timber sections simple in design and profile with chamfered glazing beads. All double-glazed units shall be slim in section, with 4mm glass and a 16mm gap with black spacer bars. Opening casements shall be set flush with the frames (not stormproof) with butt hinges and traditional window stays (friction hinges and visible trickle vents shall not be permitted). Windows shall be set within the existing reveal and not fitted flush with the external wall. Any obscured glass shall be plain frosted and not patterned.

**Reason:** To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

**NOTE:** For the avoidance of doubt, no stone cleaning shall be undertaken on any external stone on the property.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	24012D-03-R01		28 May 2024

West Elevation Proposed replacement windows	24012D-01-R01		28 May 2024
West Elevation Proposed replacement windows	24012D-02-R01		28 May 2024

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Negotiations have taken place over the impact of the proposals on the character and significance of the listed building. These discussions led to the submitted plans which accurately mirror those negotiations and are felt to be acceptable.

**Report Dated:**

11 April 2025