

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2024/62/91583/W
Site Address:	Colne Valley Masonic Hall, Britannia Road, Slaithwaite, Huddersfield, HD7 5HF
Description:	Re-slating of the east and west roof slopes with blue slate tiles reclaimed from the existing roof and installation of integrated solar panels to the roof slope on the west elevation (within a Conservation Area)
Recommending Officer:	Kerri Simpson

DECISION – CONDITIONAL FULL PERMISSION

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.

Emma Thompson

AUTHORISED OFFICER

Date: 02-Oct-25

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Officer Report – 2024/91583

Colne Valley Masonic Hall, Britannia Road, Slaithwaite, Huddersfield, HD7 5HF

Site Description

The subject building is a three-storey detached building, in use as a community facility (Colne Valley Masonic Lodge) located on the western side of Britannia Road within the Slaithwaite Town Centre Conservation Area but is not a designated heritage asset.

Description of Proposal

The application pertains to existing roof and proposes to re-slating of the east and west roof slopes with blue slate tiles reclaimed from the existing roof and installation of integrated solar panels to the roof slope on the west elevation. The solar panels would replace existing slate roof tiles and be recessed into the roof, covering an area of circa 33.5sqm.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application to support the application:

- Planning Support and Heritage Statement (dated May 2024)
- Climate Change Statement
- Bat Survey Report (Prepared by Middleton Bell Ecology, dated 11th September 2025)

History of Negotiations / Amendments Received

Due to the site's location within a Bat Alert Zone, officers requested a Preliminary Bat Roost Assessment on 11th September 2025 in order for the proposal to demonstrate compliance with Policy LP30 of the Kirklees Local Plan. The submitted information was assessed by both the Council's Ecology Officer and the case officer. As detailed in the latter part of this report, the survey was considered acceptable subject to conditions.

Officers advised the applicant that the initially proposed interlocking concrete roof tile would be unsupportable due to the impact on the setting of the Conservation Area. Further Conservation Officers advised that existing slate tiles should be re-laid and any replacement to match the existing tiles. Revised and labelled elevational drawings were received on 28th April 2025 reflecting the re-use of existing tiles. Consequently, the description of the application was amended accordingly to reflect the current proposal.

Relevant Planning History

The most relevant planning history relates to the following planning applications:

5 Britannia Road

Reference Number: 93/04717

Description: variation of condition 3 relating to hours of operation on previous permission (86/62/05638) for change of use from butchers shop to takeaway

Decision: Conditional Full Permission (07.01.1994)

Reference Number: 86/05638

Description: Change of use from butchers shop to take-away (Within Conservation Area)

Decision: Granted Conditionally (27.01.1987)

Colne Valley Masonic Lodge

Reference Number: 93/00864

Description: Erection of fire escape staircase

Decision: Conditional Full Permission (24.03.1994)

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2015).

The application has been publicised as development affecting the setting of a conservation on the Council's website, by site notice, press advertisement and neighbour letters. The expiry date of the publicity period was the 19th July 2024. Letters of representation are summarised below:

There were no letters of representation received.

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

KC Ecology Officer – No objection, the Preliminary Bat Roost Assessment is reasonable and acceptable. Given the history of the site, a Precautionary Working Method Statement for bats and enhancements for bats/birds should be conditioned, as well as an informative for birds. BNG is exempt due to de minimis.

KC Conservation Team (full comments) – A preliminary review indicates that the roof does not appear to be in such poor condition as to warrant complete replacement. The preference would therefore be for repairs to be undertaken, with a new membrane and felt installed, existing natural slates re-laid and any necessary lead work carried out. Where replacement is

unavoidable, this should be on a like for like basis using natural slate. If evidence is provided to demonstrate that full natural slate replacement is not achievable, consideration may be given to the use of a high-quality artificial slate as an alternative. The use of interlocking concrete roof tiles would not be supported.

These matters have been comprehensively addressed in the body of this report.

Allocation and Policy

The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP24 Design
- LP26 Renewable and low carbon energy
- LP30 Biodiversity and Geodiversity
- LP35 Historic Environment

National Policies and Guidance

National planning policy and guidance are set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) which was last updated in February 2025, 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 2 Achieving sustainable development
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 Conserving and enhancing the historic environment

Legislation

- The Town & Country Planning Act 1990 (as amended).
- The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- The Planning and Compulsory Purchase Act 2004.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the appearance of Conservation Areas.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon the character and appearance of the area (including impact upon historic environment)
2. Impact upon residential amenity
3. Climate Change
4. Other matters – e.g. trees/ecology (e.g. bats)
5. Representations
6. Conclusion

1 – Principle of Development

Sustainable Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The NPPF (December 2024) strengthens the emphasis on climate change adaptation and mitigation, reinforcing the importance of integrating renewable and low-carbon energy technologies into development proposals.

Chapter 16 of the NPPF requires applicants to describe the significance of affected heritage assets (Para 207), and LPAs to assess that significance and avoid or minimise conflict (para 208). Great weight should be given to the conservation of designated heritage assets (para 212). Any harm requires clear and convincing justification (para 213); here harm is less than substantial it must be weighed against the public benefits (para 215). Decision makers should also have regard to sustaining and enhancing the significance, putting assets to viable uses and ensuring new development makes a positive contribution to local character (para 2010), and look for opportunities to enhance or better reveal significance, particularly within Conservation Areas (para 219).

The proposed development seeks to balance the need for external improvements at roof level, the need for renewable energy with the buildings contribution to the character of the Conservation Area. While the principles of sustainable development set out in Paragraph 8 of the NPPF support the integration of low-carbon technologies, the proposal must be considered in

the context of heritage policies. Subject to consideration against local and national planning policy, the proposal is considered acceptable in principle.

2. Impact on character and appearance of the area (including impact upon historic environment):

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities.

Chapter 16 of the NPPF highlights the importance of sustaining and enhancing the significance of heritage assets. It requires that any harm to these assets be weighed against the public benefits of the proposal.

Section 72 (1) of the Planning (Listed Buildings & Conservations Areas) Act (1990) requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The Planning (Listed Building & Conservation Areas) Act (1990) and Chapter 16 of the NPPF is mirrored in Policy LP35 of the Kirklees Local Plan which addresses the conservation of the historic environment.

Policy LP1 of the Kirklees Local Plan aligns with the NPPF in promoting sustainable development. While Policy LP2 requires development to respect and enhance the distinctive character of places.

Policy LP24 of the Kirklees Local Plan seeks to promote high-quality, sustainable design that respects and enhances local character, by ensuring form, scale, layout and details of all development respect and enhances the character of the townscape, heritage assets and landscape.

The application proposes re-slating the east and west roof slopes using blue slate tiles reclaimed from the existing roof and installing integrated solar panels on the western roof slope. The re-use of existing state is considered acceptable and would preserve the character of the building, with the remainder of the roof slopes retained in their current form. The proposed solar panels represent a modern intervention; however, they would be sited on the western elevation adjacent to the neighbouring supermarket and car park and would not be prominent in views from Britannia Road. The panels are to be integrated within the roof planes and sit in from the eaves and ridge, ensuring a coherent relationship with the host building. It is acknowledged that some existing tiles may be lost or damaged during re-roofing. To secure an appropriate outcome, a condition is recommended requiring that any replacement tiles are of a suitable like-for-like, such as natural slate.

Subject to appropriate conditions, it is considered that the development would preserve the character and appearance of the Conservation Area. The proposal therefore accords with Policies LP24 and LP35 of the Kirklees Local Plan and the requirements of Chapter 16 of the NPPF.

The application seeks to re-slate the east and west roof slopes with blue slate tiles claimed from the existing roof and install integrated solar panels to western roof slope. While the re-use of the existing slate tiles is acceptable in order to preserve the character of the building and other parts of the roof slope are retained as existing, the proposal would introduce a modern intervention by way of solar panels into the Conservation Area. The panels would be on the western roof slope, adjacent to the neighboring retail supermarket and car park, as such would not be readily visible from within the street scene of Britannia Road. The panels would be integrated into the roof slope, situated a sufficient distance from the eaves and ridge so as to integrate effectively with the host building. It is recognised that there may be instances where existing roof tiles may become damaged while re-roofing, as such, to ensure an appropriate alternative roof tile type is used, a condition will be attached to the decision to secure a suitable like for like tile type such as natural slate.

It is therefore considered that, subject to appropriate conditions, the proposal would not harm the character of the Conservation Area, and the proposal would comply with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Further to this, Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

The nearest residential properties are located circa 30-40m from the site. Given this level of separation, the re-roofing works and installation of integrated solar panels would not give rise to any impacts on the neighbour amenity. The panels would be flush with the roof plane and would not introduce additional bulk or projection that could result in overbearing impacts.

As such, the proposal would not cause harm to the residential amenity of nearby occupiers and is considered to comply with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF.

4. Ecology and Biodiversity

The Biodiversity Net Gain (BNG) Technical Advice Note provides local context on implementing BNG and reflects the statutory requirement introduced by the Environment Act 2021, which mandates a minimum 10% biodiversity net gain for most developments. As the proposal relates to minor works on an existing

building, it does not trigger the requirement for measurable Biodiversity Net Gain.

Chapter 15 of the NPPF (December 2024) seeks to protect and enhance the natural environment by securing measurable biodiversity net gains, safeguarding irreplaceable habitats, and ensuring that harm to biodiversity is avoided, mitigated or, only where absolutely necessary, compensated.

Policy LP30 of the Kirklees Local Plan seeks to ensure that development proposals protect and enhance the natural environment. This includes safeguarding species and habitats of principal importance, avoiding significant harm to biodiversity, and securing measurable biodiversity net gains wherever possible.

The site falls within a Bat Alert Zone; an area recorded for swift nesting activity and within the Twite Buffer. A Preliminary Bat Roost Assessment (PBRA) has been submitted and reviewed by the Council's Ecology Officer, who advised that the PBRA is reasonable and acceptable. The Officer advised that conditions should be attached to the permission to ensure that a Precautionary Working Method Statement (PWMS) in respect to bats is submitted to the Local Planning Authority (LPA) prior to the commencement of development, to minimise risk and avoid harms to bats. In addition, a condition to secure biodiversity enhancements including 1 x bat box and 1 x bird box was recommended and lastly, a condition to ensure that all works are timed outside bird nesting season unless the absence of nesting birds is confirmed by a suitably experienced ecologist.

It is considered that subject to the aforementioned conditions, the proposal would comply with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the NPPF.

5. 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 predates 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 application has been accompanied by a Climate Change Statement, setting out that the proposal would seek to use locally sourced materials/contractors wherever possible and as a minimum, would aim to meet the requirements of Part L of the Building Regulations. Given the limited scale and the nature of the development, it is considered that the proposal

represents a balanced approach to addressing climate change objectives. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

6. Other Matters

None.

7. Representations

There were no letters of presentation received.

8. Conclusion

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.

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

Recommendation

APPROVE

Decision Authorisation: Delegated Powers

Application Number: 2024/91583

Officer Recommendation: Full Conditional Permission

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
1. 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: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP24, LP26, LP30 and LP35 of the Kirklees Local Plan and Chapters 2, 12, 14, 15 and 16 of the National Planning Policy Framework.
2. The re-roofing works shall be carried out using the existing blue slate tiles where practicable. Where any tiles require replacement, these

shall be natural blue slate of a type, colour, texture and profile to match the existing, unless otherwise agreed in writing by the Local Planning Authority. This condition does not apply to the roof areas where the integrated solar panels hereby approved are to be installed.

Reason: In the interests of visual amenity and to preserve the character and appearance of the host building and the Conservation Area, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

3. No works to the roof shall take place during the main bird nesting season (1st March to 31st August inclusive) unless a qualified ecologist has first confirmed in writing to the local planning authority that no active nests are present immediately prior to works commencing.

Reason: In the interest of safeguarding protected species and to ensure compliance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

4. Prior to the commencement of development, a detailed Precautionary Working Method Statement (PWMS) in respect of bats shall be submitted to and approved by the local planning authority. In order to minimise risk and avoid harm to bats, the PWMS shall include (but not be limited to) toolbox talks provided by a suitably qualified ecologist, attendance of an ECoW (Ecological Clerk of Works) as required, and careful hand stripping around potential bat roosting features. In the event of encountering a bat, all work must cease until the ecological clerk of works and Natural England are contacted for advice on the best way to proceed lawfully. All contractors working on site should be made aware of this advice and provided with the contact details of the ecological clerk of works.

Reason: In the interest of safeguarding protected species and to ensure compliance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

5. One integrated bat roost feature and one integrated bird nesting box shall be installed within the building prior to the completion of the re-roofing works. The features shall be of a permanent type (such as Schwegler or similar integrated design) and shall thereafter be retained.

Reason: To enhance the biodiversity of the site in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

Informative(s)

The applicant is reminded that bats and nesting birds (including swifts) are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. If evidence of bats, nesting birds, or other protected species is discovered during the works, all activity must cease, and advice should be sought from a suitably qualified ecologists before proceeding.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Proposed Elevations / OS Plan	01	Rev A	28/04/2025
Existing Elevations	02	-	24/06/2025 -
Bat Survey Report	MBE/BAT/2025/070/01	-	11/09/2025
Planning Support and Heritage Statement	-	-	07/06/2024
Climate Change Statement	-	-	07/06/2024

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 Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. Officers requested existing elevations and a Preliminary Bat Roost Assessment (PBRA) due to the site's location within a Bat Alert Zone. The applicant submitted a PBRA to address ecological matters, this was reviewed by the Councils Ecology Officer and considered reasonable, with the proposal consider acceptable to subject to appropriate conditions.

Report Dated: 25/09/2025

