



**Planning (Listed Buildings and Conservation Areas) Act 1990**

**LISTED BUILDING CONSENT**

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**Application Number: 2024/65/91659/W**

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**To:** James Roberts,  
JR Planning  
Velocity Point  
Wreakes Lane  
Dronfield  
S181PN

**For:** J Turner, Oldfield Construction

**The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-**

**LISTED BUILDING CONSENT FOR CONVERSION AND EXTENSION OF EXISTING BUILDINGS TO PROVIDE THREE DWELLINGS INCLUDING REFURBISHMENT OF EXISTING FARMHOUSE AND DEMOLITION OF MODERN FARM BUILDINGS WITH ASSOCIATED ACCESS AND PARKING ARRANGEMENTS (LISTED BUILDING WITHIN A CONSERVATION AREA)**

**At:** OLDFIELD ROAD FARM, OLDFIELD ROAD, HONLEY, HOLMFIRTH, HD9 6RL

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**In accordance with the plan(s) and applications submitted to the Council on 25-Jun-2024 subject to the condition(s) specified hereunder:-**

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. Any works to install replacement windows, shall be undertaken strictly in accordance with hereby approved drawing nos. '254-24-PL02, 254-24-PL03, 254-24-PL04, 254-24-PL05, 254-24-PL06, 254-24-PL07, 254-24-PL08 and 254-24-PL09', all received 11th July 2024, before the plot to which it relates to is first brought into use and thereafter be retained.

**Reason:** In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

4. Any works to install replacement doors (external and internal), shall be undertaken strictly in accordance with hereby approved drawing nos. '254-24 Rev 01, 254-24-PL05', both received 11th July 2024, before the plot to which it relates to is first brought into use and thereafter be retained.

**Reason:** In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

5. Any works in respect of rainwater goods shall be undertaken in accordance with hereby approved drawing no. 254-24-PL05, received 11th July 2024. The works shall be undertaken before the plot to which it relates to is first brought into use and thereafter retained.

**Reason:** In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

6. There shall expressly be no use of cement, concrete, non-lime plaster or non-permeable insulation in House 1, the historic curtilage listed section of House 2 or the historic section of House 3, other than set out in the hereby approved Methodology Statement 'House 2 – Conversion and extension of existing buildings to provide four dwellings including refurbishment of existing farmhouse', dated 08.07.2024 ref: 251-24-R1, and Methodology Statement 'House 3 – Conservation and extension of existing buildings to provide four dwellings including refurbishment of existing farmhouse', dated 08.07.2024, ref: 253-24-R1, both authored by Hinchliffe Architecture & Design Ltd, and both received 11th July 2024.

**Reason:** In order to ensure that materials of an appropriate standard and quality are used in order to result in a high-quality development, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

7. Works to the internal floor finishes of the historic curtilage listed section of House 2 shall be undertaken in accordance with hereby approved drawing 'House Type 2 Floor Finishes', received 11th July 2024. The works shall be undertaken before the plot to which it relates to is first brought into use and thereafter retained.

**Reason:** In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

8. Prior to any internal works on House 1, full details of the internal floor finishes to the listed building of House 1, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved plans before the dwelling is first brought into use and thereafter retained.

**Reason:** In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

9. Internal works proposed to the treatment of the history roof timbers to the historic curtilage listed section of House 2, shall be undertaken in accordance with the hereby approved Methodology Statement 'House 2 – Conversion and extension of existing buildings to provide four dwellings including refurbishment of existing farmhouse', dated 08.07.2024 ref: 251-24-R1, authored by Hinchliffe Architecture & Design Ltd, received 11th July 2024. The works shall thereafter be undertaken in accordance with the approved document before House 2 is first brought into use and thereafter retained.

**Reason:** In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

10. There shall expressly be no use of filler or expandable foams in any part of the works in House 1, the historic curtilage listed section of House 2 or the historic section of House 3.

**Reason:** In order to ensure that materials of an appropriate standard and quality are used in order to result in a high-quality development, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

11. Any plastering/ replastering or repair within House 1, the historic curtilage listed section of House 2 and the historic section of House 3, shall be carried out in accordance with hereby approved Methodology Statement 'House 2 – Conversion and extension of existing buildings to provide four dwellings including refurbishment of existing farmhouse', dated 08.07.2024 ref: 251-24-R1, and Methodology Statement 'House 3 – Conservation and extension of existing buildings to provide four dwellings including refurbishment of existing farmhouse', dated 08.07.2024, ref: 253-24-R1, both authored by Hinchliffe Architecture & Design Ltd, and both received 11th July 2024.

**Reason:** In order to ensure that materials of an appropriate standard and quality are used in order to result in a high-quality development, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

12. All repointing to House 1, the historic curtilage listed section of House 2 and the historic section of House 3 shall be undertaken using lime mortar only. The lime base shall be CL90 (quicklime). Full details of the mortar specification shall be submitted for approval.

**Reason:** In order to ensure that materials of an appropriate standard and quality are used in order to result in a high-quality development, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

13. Any removal of existing pointing/ raking out shall be undertaken using hand tools only. There shall be no use of cutting or grinding tools.

**Reason:** In order to ensure that materials of an appropriate standard and quality are used in order to result in a high-quality development, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

14. The natural stone to be used within the external walling of the new build elements of Houses 2 and 4 hereby approved, shall in all respects match those found in the construction of adjoining property (outlined as House 2 within the submitted plans), including facing, course depth, and pointing. The works once undertaken shall be retained thereafter.

**Reason:** In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

15. Any proposed insulation to be used within House 1, the historic curtilage listed section of House 2 and the historic section of House 3 shall be undertaken in accordance with the hereby approved Methodology Statement 'House 2 – Conversion and extension of existing buildings to provide four dwellings including refurbishment of existing farmhouse', dated 08.07.2024 ref: 251-24-R1, and Methodology Statement 'House 3 – Conservation and extension of existing buildings to provide four dwellings including refurbishment of existing farmhouse', dated 08.07.2024, ref: 253-24-R1, both authored by Hinchliffe Architecture & Design Ltd, and both received 11th July 2024.

**Reason:** In order to ensure that materials of an appropriate standard and quality are used in order to result in a high-quality development, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

16. The removal of the existing render to the gable of House 1 and the rear wall of the attached barn shall be undertaken using hand tools only. Once the render has been removed an assessment shall be undertaken of the condition of the stone. If the stone is in poor condition, then re-rendering or lime washing can be undertaken, once detailed specifications of replacement render or lime wash has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out and retained in accordance with the approved details before House 1 is first brought into use and thereafter retained.

**Reason:** In order to ensure that materials of an appropriate standard and quality are used in order to result in a high-quality development, to retain the interest, significance and fabric of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

17. Notwithstanding the approved plans, the proposed roof lights shall be of a conservation style and sit entirely flush with the roof plane.

**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, to preserve and enhance the significance of the Listed Buildings and Oldfield Conservation Area and to accord with Policy LP35 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan and Chapter 16 of the National Planning Policy Framework.

18. Notwithstanding the approved plans, prior to the installation of flues within Houses 3 and 4, their final positioning shall be submitted to, and approved in writing, by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and be retained thereafter.

**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, to preserve and enhance the significance of the Listed Buildings and Oldfield Conservation Area and to accord with Policy LP35 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan and Chapter 16 of the National Planning Policy Framework.

**Plans and specifications schedule:-**

<b>Plan Type</b>	<b>Reference</b>	<b>Web ID</b>	<b>Date Received</b>
Site Location Plan	-	-	25th June 2024
Site Masterplan	001	-	14th August 2024
Door Data Sheet Location: House 1 Door No: D01-01	254-24	01	11th July 2024
House 1 Window Ref Plans	254-24-PL02	-	11th July 2024
House 2, House 4 & House 4 Window Ref Plans	254-24-PL03	-	11th July 2024
Proposed Window Details for Box Sash Windows House 1	254-24-PL04	-	11th July 2024
Proposed Window, Door and Rooflight & Gutter Details	254-24-PL05	-	11th July 2024
Window Schedule 1 of 4	254-24-PL06	-	11th July 2024
Window Schedule 2 of 4	254-24-PL07	-	11th July 2024
Window Schedule	254-24-PL08	-	11th July 2024
Window Schedule 4 of 4	254-24-PL09	-	11th July 2024
Site Masterplan	300	E	6th September 2024
House 1 – Oldfield House Ground Floor Plan	301	-	21st June 2024
House 1 – Oldfield House First Floor Plan	302	-	21st June 2024
House 1 – Oldfield House Second and Attic Floor Plans	303	-	21st June 2024
House 1 – Oldfield House Elevation 1	304	A	21st June 2024
House 1 – Oldfield House Elevation 2	305	A	21st June 2024
House 1 – Oldfield House Elevations 3 & 4	306	A	21st June 2024

House 2 Floor Plans	307	B	6th September 2024
House 2 & 4 Elevations 1 & 2	308	C	6th September 2024
House 2 & 4 Elevations 3 & 4	309	C	6th September 2024
House 3 Ground Floor Plan	310	D	21st June 2024
House 3 First Floor Plan	311	C	6th September 2024
House 3 Elevations 1, 2 & 3	312	D	6th September 2024
House 3 Elevations 4, 5, 6, & 7	313	E	21st June 2024
House 3 Sections A-A & B-B	314	B	21st June 2024
Boundary Wall Details 1 of 2	315	-	21st June 2024
Boundary Wall Details 2 of 2	316	-	21st June 2024
House 4 Floor Plans	317	A	21st June 2024
House Type 2 Floor Finishes	-	-	11th July 2024
Outline Landscape Plan & Specification	PWP 663 001	03	12th June 2024
Written Scheme of Investigation (Project Design) for Archaeological Monitoring – Supporting Information	TJC2024.55	V1.0	4th July 2024
Climate Change Statement – Supporting Information	-	-	25th June 2024
Planning Statement – Supporting Information	-	-	12th June 2024
Heritage Impact Assessment –	TJC2023.151	V1.0	14th August 2024

Supporting Information			
Heritage Statement Supporting Information –	TJC2021.161	1.0	14th August 2024
Methodology Statement Supporting Information –	253-24-R1	-	11th July 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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Amendments were sought in respect to some of the minor changes proposed since the previous approval 2023/93071, this mainly related to windows/doors and the installation of flues within the properties.

**Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.**

**It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.**

### **Details Reserved by Condition**

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “*submitted to and approved in writing by the Local Planning Authority*”.
- You can apply online for approval of these details at the Planning Portals website at [www.planningportal.gov.uk](http://www.planningportal.gov.uk). Alternatively the forms and supporting guidance for submitting an application can be found online at [www.kirklees.gov.uk/planning](http://www.kirklees.gov.uk/planning).
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

### **Development within a Coal Mining Area**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

### **Digital Infrastructure: Fibre To The Property (FTTP)**

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

**Note:** The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

**Note:** Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

**The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area**

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision> Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>. You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

Dated: 13-Sep-2024

Signed:



David Shepherd  
Executive Director for Place

## Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at [www.kirklees.gov.uk/planning](http://www.kirklees.gov.uk/planning), and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2024/65/91659/W .

If a paper copy of the decision notice or decided plans are required please email [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) or telephone 01484 414746 with the application number. There may be a charge for this service.

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All communications should be sent to one of the following address:

E-mail: [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk)

Write to: Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

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