

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:	2024/62/93503/W
Site Address:	New Hagg Barn, Oldfield Road, Honley, Holmfirth, HD9 6RN
Description:	Installation of an air source heat pump, enlargement of existing window, new external timber decking and conservation roof lights and associated works (Listed Building)
Recommending Officer:	Joanna Rednall

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 11-Feb-2026

The Site

New Hagg Barn is a two-storey, semi-detached property located in Honley, Holmfirth. The former barn adjoins the Grade II listed Nos. 1, 3 and 5 New Hagg Farm, a group of early- to mid-19th-century stone terraces with slate roofs. The building attaches to the listed properties at a 90-degree angle to the south-east and is similarly constructed in stone with a slate roof.

The site is designated Green Belt on the Kirklees Local Plan map.

The Proposal

The application is seeking planning permission for installation of an air source heat pump, enlargement of existing window, new external timber decking and conservation roof lights and associated works (Listed Building).

An air source heat pump (ASHP), measuring approximately 1m x 1m, is proposed on a concrete plinth adjacent to the east-facing elevation of the dwelling. Submitted details confirm the unit would be a Samsung HXSM-G6-036 model of a white colour finish, and would project approximately 0.4m from the wall.

On the south-east-facing elevation, an existing window is proposed to be enlarged to form a new doorway. The door would be of timber construction with a clear glazed panel. New decking and steps would be installed in front of the doorway to provide access to the garden. The decking would project 1m from the door and extend to a height of approximately 1.5m, incorporating a 1.1m-high iron handrail above. The steps below would be constructed in stone.

Two conservation-style rooflights are proposed on the east-facing roof slope.

History of Negotiations

Amendments were sought to reduce the scale of the raised decking in response to the comments from the Council's Conservation and Design Officer. Amended plans were received 28th March 2025 which were deemed acceptable and the application has progressed on this basis. The amended plans were not re-publicised as these did not fundamentally change the development applied for.

Planning History

Relevant planning history for this site is summarised as follows:-

89/05497: Change of Use of barn to 1 no dwelling – Withdrawn

90/00343: Change of use of barn to 1 No dwelling – Conditional full permission

90/03256: Conversion of barn to dwelling – Conditional full permission

90/04469: Listed Building Consent for conversion of barn to dwelling – Consent granted

2024/93504: Listed Building Consent for Installation of an air source heat pump, enlargement of existing window, new external timber decking and conservation roof lights – Associated Listed Building Consent – Under Consideration

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via neighbour notification letters, a site notice and a press notice.

Final publicity date expired: 21st February 2025.

No representations were received as a result of the publicity.

Parish/ Town Council Comments

Holme Valley Parish Council: Support

Consultations

KC Conservation and Design: There is no objection to the proposed air source heat pump or rooflights. However, officers raised concerns regarding the extent of the originally proposed decking, as it would have introduced excessive residential paraphernalia that was inconsistent with the character of the former barn and would have detracted from its historic interest. The extent of decking has since been reduced, and officers consider the revised plans to be more acceptable.

Allocation & Policies

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 statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway Safety
LP22 Parking Provision
LP24 Design
LP30 Biodiversity
LP35 Historic Environment
LP52 Protection and improvement of environmental quality
LP57 The extension, alteration or replacement of existing buildings

Holme Valley Neighbourhood Development Plan

The following policies of this plan are considered most relevant:

Policy 1 – Protecting and Enhancing the Landscape Character of the Holme Valley
Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design
Policy 12 – Promoting Sustainability
Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16th December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Considered to be of relevance to the consideration of this application are policies within the following chapters:

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Chapter 2 – Achieving sustainable development
Chapter 9 – Promoting sustainable transport
Chapter 12 – Achieving well-designed places
Chapter 13 – Protecting Green Belt land

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Holme Valley Neighbourhood Development Plan

Legislation

The Town & Country Planning Act 1990 (as amended).

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 character or appearance of Conservation Areas.

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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 interest which it possesses'

Assessment

The following matters are considered in the assessment below –

1. Principle of development
2. Impact upon visual amenity
3. Impact upon residential amenity
4. Impact upon highway safety
5. Other matters
6. Representations
7. Conclusion

1 – Principle of development:

Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

Land allocation – Green Belt

The site is designated Green Belt on the Kirklees Local Plan. The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the exceptions set out in paragraph 154 and 155.

Within paragraph 154 the exception listed at part c) is for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Policy LP57 of the Kirklees Local Plan sets out that the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that the original building remains the dominant element both in terms of size and overall appearance including the design and materials as well as having regard to previous extensions and the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas.

In this instance, the proposal comprises a limited number of alterations, including the enlargement of an existing opening to form a doorway, the installation of a modest area of decking with associated steps, and the siting of an air source heat pump. Collectively, these works are considered to be relatively minor in nature and would not result in any extension to the footprint of the building or an increase in its overall scale. As such, the original barn would clearly remain the dominant element in terms of both its massing and overall appearance.

The proposed alterations are considered to respect the scale, proportions and architectural character of the host building. The enlarged opening would be formed as a simple doorway of timber construction, which is appropriate to the rural character of the former barn. The revised decking and staircase are limited in extent and would be constructed from solid timber, with a lightweight iron handrail. This design ensures the additions remain visually subordinate to the host building and reduces the perception of domestic paraphernalia, thereby minimising any impact on the character and appearance of the building and its setting.

The air source heat pump is modest in scale and would be discreetly located, and the proposed rooflights are conservation-style and limited in scale. These

elements would not materially alter the form or scale of the building, nor are the alterations considered detract from its historic or architectural interest. The proposal would therefore not lead to disproportionate additions over and above the scale of the existing building.

Overall, it is considered that the proposal preserves the character of the original building and represents an appropriate form of development within the Green Belt. Accordingly, the scheme is considered to comply with exception 154(c) of the National Planning Policy Framework and Policy LP57(a) of the Kirklees Local Plan.

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Policy 1 of the Holme Valley Neighbourhood Plan HVNP sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA).

Policy 2 of the HVNP states that new development should protect and enhance local built character and distinctiveness, strengthen the local sense of place by respecting the existing grain of development in the surrounding area, use local materials and detailing which add to the quality or character of the surrounding environment, respect the scale, mass, height and form of existing buildings in the locality and their setting. Furthermore, this policy sets out that development should sit in with and neither dominate or have a detrimental, impact on its surroundings and neighbouring properties.

The application site is within Landscape Character Area 5 - Netherthong Rural Fringe.

Key landscape characteristic of the area are:

- The elevation offers extensive views of the surrounding landscape with long distance views towards Castle Hill and Huddersfield and the valley sides afford framed views towards settlements in the valley below.
- Within Netherthong and Oldfield views of the surrounding landscape are often glimpsed between buildings.
- Distinctive stone wall field boundary treatments divide the agricultural landscape.
- Public Rights of Way (PRoW), including the Holme Valley Circular Walk, cross the landscape providing links between settlements. National Cycle Route no. 68 also crosses the area.

The following Key Characteristics also apply to Holmfirth:

- The town centre is defined by its prominent Georgian church and mid-Victorian buildings.
- The Picturedrome, Civic Hall, Masonic Lodge and the former Holmfirth Technical college reflect local history and provide focal points in the streetscene.
- Mid-19th century terraces constructed largely of millstone grit with slate roofs form the predominant residential building style and often feature ornamental iron railings.
- Built form is generally aligned to the back of the pavement giving a strongly defined building line and distinctive layout.

Key built characteristic of the area are:

- In Netherthong and Oldfield buildings are grouped around courtyards to provide protection from the elements whilst Deanhouse has a predominantly linear plan.
- Vernacular buildings largely comprise farmhouses, barns and two and three storey weaver's cottages of millstone grit with stone mullioned windows.

The proposal involves a series of modest alterations to a former barn which adjoins the Grade II listed buildings at New Hagg Farm. The works comprise the enlargement of an existing opening to form a doorway, the installation of a reduced area of raised decking with associated stone steps, the insertion of two conservation-style rooflights, and the siting of an air source heat pump. Collectively, these alterations would not result in any increase in the footprint of the building, nor would they materially alter its overall form, scale or massing.

KC Conservation and Design officers have been informally consulted on the application and, following the submission of revised plans, are satisfied that the proposed works are sympathetic to the character and appearance of the former barn and its historic setting. The enlarged opening would be formed as a simple timber door, reflecting the character and material palette of the building. The revised decking and associated staircase are limited in extent and designed to remain visually subordinate, with solid timber construction and a lightweight iron handrail, thereby reducing the perception of domestic paraphernalia and minimising visual intrusion. KC Conservation and Design

therefore consider no harm would arise to the setting of the Listed Building as a result of the above works

The air source heat pump is modest in scale and would be discreetly positioned on the east-facing elevation, while the conservation rooflights are limited in number and their detailed design can be appropriately controlled by condition. The air source heat pump would be located on a secondary, rear elevation and would not be visible from public vantage points. Although the unit would be finished in white, it would not be positioned on a principal elevation and would therefore not detract from the historic interest or legibility of the building or its setting.

Kirklees Council Conservation and Design officers have been consulted on the proposal and have raised no objections, confirming that the works would not result in harm to the significance or setting of the adjacent listed buildings. In addition, the introduction of the air source heat pump represents a positive environmental addition, supporting the sustainable use of the building and contributing to its long-term viability and continued occupation.

Overall, the proposal would preserve the character and appearance of the host building and the setting of the nearby listed buildings. It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 and LP35 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

Policy 2 of the HVNP sets out that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings and prevent or reduce pollution as a result of noise, odour, light and other causes. Light pollution should be minimised and security lighting must be appropriate, unobtrusive and energy efficient.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal's impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”*.

- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.*
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

In this instance, the proposal is not considered to result in any unacceptable harm in respect of overlooking, overshadowing or overbearing impacts. The raised decking is proposed on the south-east-facing elevation, where there are no neighbouring residential properties within over 100 metres of the site. As such, the development would not give rise to any material loss of privacy or outlook for neighbouring occupants.

The proposed air source heat pump has the potential to generate noise however, it would be located on the east-facing elevation of the dwelling, which does not directly face any neighbouring properties. The nearest residential property is No. 1 New Hagg Farm, located approximately 15 metres from the proposed ASHP. In order to ensure that the development does not result in unacceptable noise disturbance, officers consider it appropriate to recommend a condition requiring the ASHP to be installed and operated in accordance with the noise standards set out in the document *“MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises”*. Subject to this condition, the proposal is considered acceptable in amenity terms and would not lead to a detrimental level of noise disturbance to neighbouring occupants.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, and advice within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council’s adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The proposed development would not increase the number of bedrooms on site, and it is considered the number of occupants within the dwelling would remain as existing. With this being the case, proposed parking arrangements are considered to be acceptable. The proposal does not propose any changes highway access. It is therefore considered that the proposal is acceptable in relation to highway safety.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

5 – Other matters:

Ecology

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Home Valley Neighbourhood Plan sets out that development proposals should demonstrate how biodiversity will be protected and enhanced including the local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. The site is not within a bat alert layer on the Council's GIS system, and there are no records of bat roosts at the site. Therefore, given the modest nature of the proposal, the development is considered to have an acceptable impact.

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 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.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

6 – Representations:

None received

7 – 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 that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2025/93503

Officer Recommendation: Approve

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).

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: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP21, LP22, LP24, LP30, LP35, LP52 & LP57 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, Policies 1, 2, 12 & 13 of the Holme Valley Neighbourhood Development Plan and Policies within Chapters 2, 9, 12, 13, 14, 15 & 16 of the National Planning Policy Framework

3. The rooflights hereby approved shall be Conservation style or similar and fitted flush to the roof plane. Glazing shall have a thickness of no more than 16mm at 4:8:4 ratio. The rooflights approved by this condition shall be retained thereafter.

Reason: In the interest of preserving the heritage value of the Conservation area, in accordance with the requirements of Policy LP35 of the Kirklees Local Plan Chapters 2, 12 and 16 of the National Planning Policy Framework and pursuant to the requirements of S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Notwithstanding the submitted details, the Air Source Heat Pump annotated upon drawing 2419 / 105 Rev A shall be installed in accordance with the noise standards set out in the document 'MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises' and retained as such thereafter.

Reason: to ensure the development has an acceptable impact as a result of noise emissions to accord with policies LP24 and LP52 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan & Site Plan	2419 / 100	A	02/01/2025
Existing Ground Floor & Roof Plans	2419 / 101	-	11/12/2024
Existing & Proposed Elevations	2419 / 104	B	28/03/2025
Existing & Proposed Elevations 2	2419 / 105	A	28/03/2025
Proposed Ground Floor Demolition and Plan	2419 / 102	B	28/03/2025
Design and Access Statement	-	-	11/12/2024
Heritage Statement	-	-	11/12/2024
Application Form	-	-	11/12/2024
Climate Change Statement	-	-	02/01/2025

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. Amendments were sought to reduce the scale of the raised decking in response to the comments from the Council's Conservation officer. Amended plans were received 28th March 2025 which were deemed acceptable and the application has progressed on this basis. The amended plans were not re-publicised as these did not fundamentally change the development applied for.

Report Dated: 06/02/2026

Low coal