

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:	2024/65/93504/W
Site Address:	New Hagg Barn, Oldfield Road, Honley, Holmfirth, HD9 6RN
Description:	Listed Building Consent for Installation of an air source heat pump, enlargement of existing window, new external timber decking and conservation roof lights
Recommending Officer:	Joanna Rednall

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: 11-Feb-2026

Site Description

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.

Description Proposal

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

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 Received

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.

Relevant History

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

2024/62/93503: Installation of an air source heat pump, enlargement of existing window, new external timber decking and conservation roof lights and associated works (Listed Building) – Associated Planning Application – Under Consideration

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 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. A Climate Change statement has been submitted alongside the application which sets out the climate mitigation measures of the proposal. It is considered the proposal complies with the climate emergency requirements.

Consultation Responses

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.

Public Representations

The application was advertised by site notice and press notice. No representations have been received.

Final publicity expiry date: 21st February 2025

Policy

The building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) 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 27th 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) published December 2024, 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

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 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.

Assessment

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 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).

Conclusion

Paragraph 212 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.”* Paragraph 214 goes on to state that: *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

In line with paragraph 212 of the NPPF, weight has been given to the conservation of the designated heritage assets, and the works are considered sympathetic to their significance. KC Conservation and Design consider the proposal would lead to no harm to the setting or significance of the listed building, and note any minor impact arising from the proposed alterations is

limited and would amount, at most, to less than substantial harm. In accordance with paragraph 214, this limited impact is outweighed by the public benefits of securing the building's ongoing use and sustainability, including the environmental benefits associated with the ASHP.

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.

The proposed works are minimal and justified, leading to alterations that maintain the character and appearance of the listed building.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

This proposal is not located within a Conservation Area.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered there will be no harm from the reinstatement of the original window design and is therefore recommended for approval.

Recommendation: Grant Consent

Decision Authorisation: Delegated Powers

Application Number: 2024/93504

Officer Recommendation: Grant Consent

Conditions

1. The development shall be begun not later than the expiration of three years beginning with the date on which 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: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 & LP35 of the Kirklees Local Plan, and the aims 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 & 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 Planning 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