



Planning (Listed Buildings and Conservation Areas) Act 1990

VARIATION / REMOVAL OF CONDITION ON LISTED BUILDING CONSENT

Application Number: 2024//93517/W

To: Paul Matthews Architectural
Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ

For: A & L Bennett & Lockwood

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

Variation condition 2 (plans) on previous permission 2023/92344 for Listed Building Consent for change of use, partial demolition and alterations to convert redundant chapel to residential (within a Conservation Area)

At: Wooldale Methodist Church, Wooldale Road, Wooldale, Holmfirth, HD9 1QJ

In accordance with the plan(s) and applications submitted to the Council on 13-Dec-2024 [together with those plans and application(s) submitted to the Council on 29-Aug-2023 and incorporated into planning permission 2023/92344 granted on 22-Apr-2024 and subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun by 22nd April 2027.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

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, to ensure that the works conserve the significance of the listed structure and the character and appearance of the Conservation Area, and to accord with Policy LP35 of the Kirklees Local Plan, Sections 66 and 72 of the (Listed Buildings & Conservation Areas) Act (1990), and policies contained within Chapter 16 of the National Planning Policy Framework.

3. The solar panel scheme to the roof shall accord with the details set out in Appendix B of the 'Listed Building Discharge of Planning Conditions' Statement submitted for Discharge of Conditions Application 2024/92326. The system shall comprise of 14 Jinko Tiger Neo 440W N-Type All Black Mono solar panels and mounting shall be a fastensol pitched roof mounting system.

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. Notwithstanding the submitted information, existing plastic rainwater goods shall be replaced with new cast iron rainwater goods which shall match the existing cast iron rainwater goods on the building in respect of profiles, colours and fixing methods before the building is first brought into use as a dwelling. Once installed these shall be retained as such thereafter.

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.

5. Works involving repairs and / or replacement windows shall be carried out in accordance with the schedule and details submitted under Discharge of Conditions application 2024/92326 and all windows are to have a hand painted finish.

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.

6. The patio doors shall accord with the details as shown on drawing no. 23/849/20b, submitted for discharge of conditions application 2024/92326.

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.

7. Works to repair external walls and finishes, following the removal of the existing flat roofed extension, shall comply with the details as submitted under discharge of conditions application 2024/92326 and all repair work shall be undertaken in lime mortar.

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.

8. Re-pointing shall be carried out using a 1:3 NHL3.5 hydraulic lime:well graded sharp sand mortar unless otherwise agreed in writing by the Local Planning Authority. No power tools shall be used to remove the existing mortar, and the mortar shall be flush pointed.

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.

9. The installation of the mezzanine structure within the chapel and vestry, shall be completed in accordance with the details shown on the sketch document submitted for discharge of conditions application 2024/92326 to avoid damage to the internal structure, including trusses and corbels. The steel columns shall be set back 1.2 metres from the external structure and no insulation shall be installed to the external walls, except within the Butler's store and shower room in the extension as approved.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. The retention and reuse of the existing pews shall be carried out in accordance with drawing reference 23/849/21, labelled reused pew detail, submitted for discharge of conditions application 2024/92326. This drawing indicates the retention and reuse of the existing pews.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. The pulpit found within the existing chapel shall be relocated in accordance with the details as shown on drawing reference 23/849/09, titled 'Pulpit Details', submitted for discharge of conditions application 2024/92326, which showed the works required to relocate the pulpit.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. Notwithstanding the submitted details, the historic ceiling vent and high-level decorative panels in the school room, ventilation grilles within the church hall, and panelling and fireplace surround in the vestry shall be retained in-situ.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Plans and Specifications Schedule: -

Plan / Documents Submitted as Part of Application 2023/92344	Reference	Version	Date Received
Location Plan	23/849/01	A	14.10.23
Existing Block Plan	23/849/02	-	14.08.23
Existing Floor Plan	23/849/03	A	14.08.23
Existing Elevations & Cross Section	23/849/04	B	14.10.23
Proposed Ground Floor Plan	23/849/05	F	18.04.24
Proposed First Floor Plan	23/849/06	D	13.02.24
Elevations & Section AA as Proposed	23/849/07	J	18.04.24
Proposed Block Plan	23/849/08	-	14.08.23
Existing Roof Plan	23/849/09	-	21.08.23
Proposed Roof Plan	23/849/10	C	13.02.24
Heritage Statement & Heritage Impact Assessment – Supporting Information	-	A	13.02.24
Bat Scoping Survey – Supporting Information	-	-	29.08.23
Design & Access Statement – Supporting Information	-	-	14.08.23
Building Survey Photographic Record - Supporting Information	23/849	-	14.08.23
Climate Change Statement – Supporting Information	23/849	-	14.08.23
Flue Details – Supporting Information	23/849	-	13.02.24
1905 Renovation of Sunday School – Supporting Statement	-	-	13.02.24
1945 Communion Rail – Supporting Information	-	-	13.02.24
Plan / Documents Submitted as Part of Discharge of Conditions Application 2024/92326	Reference	Version	Date Received
Window Type 4 Detail	23/849/18	-	19.08.24
Window Elevations and Detail	23/849/15	-	19.08.24
Window Type 2 & 3 Details	23/849/17	-	19.08.24
Window & Door Schedule Floor Plans	23/849/10	-	19.08.24
Window Schedule Page 1	23/849/12	-	19.08.24
Proposed First Floor Plan	23/849/06e	-	19.08.24
Pulpit Details	23/849/09	-	19.08.24
Proposed Ground Floor Plan	23/849/05g	-	19.08.24
Window & Door Schedule Floor Plans	23/849/11	-	24.10.24
Reused Pew Detail	23/849/21	-	24.10.24
Door Type & Details	23/849/20	-	24.10.24
Window Type 5, 6 & 7 Detail	23/849/19	-	24.10.24
Window Type 1 Details	23/849/16	-	24.10.24
Door Schedule	23/849/14	-	24.10.24
Window Schedule Page 2	23/849/13	-	24.10.24

Plan / Documents Submitted as Part of Discharge of Conditions Application 2024/92326	Reference	Version	Date Received
Listed Building Discharge of Planning Conditions by Paul Matthews Architectural	-	-	19.08.24
Structural Calculations for Internal Layout Alterations by Marsh Design Limited	MDL-9098	01	19.08.24
Structural Plans	SL-10	-	19.08.24
Plan / Documents Submitted as Part of Application 2024/93517	Reference	Version	Date Received
Working Drawing Elevations	23/849/24a	-	17.12.24
Working Drawings Ground Floor Plan	23/849/22a	-	17.12.24
Working Drawings First Floor Plan	23/849/23a	-	17.12.24
Variation of Condition Statement by Paul Matthews Architectural	23/849	-	17.12.24

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 has, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter and otherwise actively engaged with the applicant in dealing with the application.

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. Alternatively the forms and supporting guidance for submitting an application can be found online at 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

DEVELOPMENT LOW RISK AREA - STANDING ADVICE

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](http://MiningRemediationAuthority-GOV.UK)

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/planning-inspectorate>. 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 so that we can work on continually improving our customer service. Thank you.

Dated: 07-Apr-2025

Signed:



David Shepherd
Strategic Director Growth and Regeneration

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, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2024//93517/W.

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

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

E-mail: dc.admin@kirklees.gov.uk

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