

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:	2024/65/93590/E
Site Address:	Woodsome Hall Golf Club, Woodsome Road, Fenay Bridge, Huddersfield, HD8 0LQ
Description:	Listed Building Consent for part demolition of internal walls in kitchen pantry area
Recommending Officer:	Joanna Rednall

DECISION – 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.

John Holmes

AUTHORISED OFFICER

Date: 23-Jun-2025

Officer Report

Site Description

Woodsome Hall is a Grade I listed 16th century hall house which forms the club house of the Woodsome Hall Golf Club. The building, which is set in expansive open grounds, is constructed in stone with a stone slate roof and the building has been extended over the centuries. The main range faces east and overlooks a terrace and lawn.

Description Proposal

The application seeks Listed Building Consent for part demolition of internal walls in kitchen pantry area.

The proposal involves removing two small sections of brick walls which are late 19th Century additions.

The submitted Design and Access Statement sets out that these works are necessary to meet current food hygiene regulations for larger equipment, and the existing partition is not compliant with Fire Regulations. The proposal includes the removal of a timber screen and replacement with a modern stud partition.

History of Negotiations / Amendments Received

Following the response from Historic England, further information was sought. The applicant discussed the proposal with Historic England upon a site visit on 7th May 2025 and the initial concerns raised were confirmed by Historic England to have been alleviated.

Planning History

2016/90604 Listed Building Consent for internal alterations to first floor apartment to form 2no 1no bedroom apartments. Internal alterations to locker and changing area, bar area and installation of disabled toilet
Consent granted

2016/93878 Listed Building Consent for erection of sky dish
Consent granted

2019/91206 Listed Building Consent for alterations to existing chimney stack
Consent granted

2020/93680 Extension to main car park and additional car parking adjacent to practice area
Conditional full permission

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.

The proposal is for internal alterations to the building. This work is not considered to have any impact on carbon emissions and therefore it is felt that climate emergency requirements are not relevant in this instance.

Consultation Responses

KC Conservation & Design – no objection.

Historic England - no objection.

It should be noted that cognisance was given to the requirements of the 'Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021'

At table 3 this specifies that Notice of applications for listed building consent and of the decisions taken by local planning authorities on those applications must be given for works for the demolition of a listed building; or for works for the alteration of a listed building which comprise or include the demolition of any part of that building.

For the purposes of interpretation of this requirement, it is specified within the direction that a proposal to retain less than 50 per cent of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plane, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall;(b) a proposal to demolish any principal internal element of the structure including any staircase, load-bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.

Internal photographs detail that demolition would not be to any principal internal element and it was, therefore, not considered necessary to consult the national amenity societies.

Public Representations

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

Final publicity expiry date: 21/02/2025

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

Assessment

The application is for part demolition of internal walls in kitchen pantry area.

The proposal involves the removal of two small sections of brick wall, which are late 19th-century additions. These walls currently form a cold store/pantry and a corridor providing access to an office. The corridor is separated from the cold store by a lightweight timber-boarded partition, incorporating a metal grill at ceiling height, presumably for ventilation purposes.

The need for this alteration arises from current food hygiene regulations, which require the kitchen to accommodate larger fridges and freezers. Due to the existing size and configuration of the room, the submitted Design and Access Statement explains it is not possible to install the necessary equipment within the current layout.

Additionally, the Design and Access Statement notes that the existing timber partition is not compliant with current fire safety regulations. Given the room's close connection to the kitchen, and the presence of the metal ventilation grill, the existing arrangement compromises the existing escape route.

As part of the proposal, the timber screen will be removed and replaced with a modern stud partition, rated to provide 60 minutes of fire resistance. A small nib

of the original brick wall will be retained, allowing a clear reading of the historic wall's former location and preserving an element of the building's historic fabric.

Historic England initially expressed concerns about the proposal, noting that a clearer understanding of the pantry area's context and its contribution to the overall significance of this nationally important building was necessary to fully assess potential impacts. In their consultation response dated 19 May 2025, following a site visit, Historic England confirmed that the significance of the pantry and its relationship to the wider heritage asset is now more thoroughly understood. They concluded that the proposed works would have a low impact on the listed building's significance and would facilitate a safer and more efficient kitchen facility for the golf clubhouse and associated events. As a result, Historic England's earlier concerns have been addressed.

KC Conservation and Design officer's were consulted during the course of this application and raised no objections to the proposal.

Taking into account the response from KC Conservation and Historic England, it is considered that there would be a low impact to the significance of the listed building and the proposal would allow a safer and more efficient kitchen provision for the golf clubhouse and other events at the site.

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 conclusion, having regard to the fact the Conservation and Design Team and Historic England have no objection, the proposal will provide a sustainable use for the kitchen area which secures the viable long-term use of the Grade I Listed Building. Therefore, in this case the public benefits are considered to be present to outweigh any less than substantial harm resulting from the proposal

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.

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: 2024/93590

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
Site Location Plan	00-90-01	-	08/01/2025
PANTRY RE- ORDER SCHEMATIC AS PROPOSED	00-02	A	07/01/2025
Design and Access and	-	-	07/01/2025

Heritage Statement			
Application form	-	-	07/01/2025

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 2015 and otherwise actively engaged with the applicant in dealing with the application. Following the response from Historic England, further information was sought. The applicant discussed the proposal with Historic England upon a site visit on 7th May 2025 and the initial concerns raised by Historic England have been alleviated.

Report Dated: 18/06/2025