

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:	2025/65/90113/E
Site Address:	Providence Place, Bradford Road, Cleckheaton, BD19 3PN
Description:	Listed Building Consent for internal and external alterations
Recommending Officer:	Edward Cheseldine

DECISION – GRANT LISTED BUILDING CONSENT

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.

Emma Thompson

AUTHORISED OFFICER

Date: 08-Sep-2025

Officer Report

2025/90113 - Providence Place, Bradford Road, Cleckheaton, BD19 3PN

Site Description

The former Providence Place Congregational Chapel is an impressive Grade II* listed building located in a prominent roadside position to the north of Cleckheaton. This two-storey structure, with a basement level, features a grand five-bay façade adorned with Corinthian columns and an intricately carved pediment. It is topped with a pitched blue slate roof and fitted with timber-framed sash windows across all levels.

Inside, the building was previously converted into a restaurant, which has since closed. The entrance lobby has largely retained its original layout, while the main church hall has been altered. Most of the original pews have been removed, apart from the curved pews at the southwest end of the gallery. The gallery itself has been raised to create a level floor and now incorporates a glass balustrade set against the gallery fronts.

List Description:

II* Former Congregational Church. 1857-59 by Lockwood and Mawson of Bradford. Ashlar facade. Blue slate roof. Two storeys and basement. The monumental five-bay facade is in the form of a giant portico between vermiculated quoins and surmounted by a boldly modelled pediment. The giant unfluted Corinthian columns rise from a shallow podium, the arches being archivolted and have large console keystones. The frieze above is vermiculated and large console brackets support the pediment. In tympanum is roundel supported by richly carved foliage. Roundel is inscribed 'GLORY TO GOD IN THE HIGHEST, AND ON EARTH PEACE, GOOD WILL TO ALL MEN'. The back wall of the portico is rusticated to the ground floor and divided by a bracketted cornice. Three round arched double doors with vermiculated, alternatively blocked surround and voussoirs. Niche to left and right with Roman altar pedestals to cast iron lamp standards. Slender round arched archivolted windows with pilaster surround to first floor.

The nine-bay side elevations have boldly bracketted eaves cornice. Basement windows are plain, ground floor windows are square headed with shouldered architrave. First floor windows are round headed with archivolt and keystone. Windows to end bay, flanking the portico are blind.

Interior: horseshoe gallery with modelled panelling to front, supported on slender, fluted cast iron columns with foliage capitals. Box pews. The ceiling has been lowered to gallery level.

Application Description

The applicant is seeking listed building consent for the following works:

Internal Alterations

- Replacement of balustrade on first-floor balcony
- Installation of secondary glazing

External Alterations

- Installation of no.4 handrails
- Reinstate stone coursing on front elevation of car park
- Front railings to be reinstated where missing

History of negotiations / amendments received

An internal/external site visit with Conservation Officers, the applicant and agent was undertaken, during April 2025. Significant negotiations were undertaken throughout the application process:

- Removal from proposal of totem sign, replaced with refurbishment of existing signage. Illumination removed. The applicant was requested to submit plans for the signage following the site visit, it was requested that an appropriate design was submitted which would tie in with the setting of the building, as an illuminated totem would appear as a modern addition.
- Removal of proposal of boundary on south-east aspect of the car park. Applicant informed boundary treatments would require planning permission. An application for planning permission was not submitted, therefore the applicant was asked to remove the boundary treatments from the plans.
- No stone cleaning of the building due to its current condition following an on site inspection. Stone cleaning has previously been permitted and the stone was relatively pristine. Stone cleaning can lead to the soft sandstone eroding which may need to be repaired at a later date. Signs of erosion can be found on the bottom of the Corinthian columns showing the brittle condition of the stone.
- Internal secondary glazing to be installed following discussion with Conservation Officers, to improve efficiency of windows aside from replacing them.
- Change of details of internal decorative balustrade as plans did not accord with materials on site.

Relevant Planning History

99/90495 – Change of use from chapel to restaurant, conference centre, wedding and dance hall – Permission granted

Access Considerations

The main building is currently accessed via 4 stone steps that run along the front of the entranceway. There is currently 1 double handrail. The applicant is seeking consent to install 3 additional handrails to aide access to the building. It is considered the installation of handrails would be a suitable option providing support for the stepped access.

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 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.

This work will have a small impact on carbon emissions. Part of the application includes fitting secondary glazing to the original windows to improve thermal efficiency of the building. It is felt that on balance the impact on climate change is neutral.

Consultation Response

Historic England – A consultation request was sent to Historic England, they made no comment on the application.

KC Conservation & Design – Informal consultations between Conservation & Design and the Planning Officer was undertaken throughout the application stage. This resulted in a site visit and amendments listed in the above paragraphs.

Conservation & Design were satisfied with the final plans, due to the amendments received as listed within the *History of negotiations / amendments received* section.

Public Representation

The application was advertised by way of a site notice and a press notice:

Site Notice Expiry: 25-Feb-2025

Press Notice Expiry: 13-Mar-2025

As a result of the publicity, 1 representation was received from the Spen Valley Civic Society.

- Supported the thrust of the application they considered the internal and external alterations respect the Listed character of this former chapel, and are in keeping with its original architecture.
- Any lighting should not intrude on neighbouring properties
- Firework celebrations are kept to a minimum

In relation to these comments, no external illumination has been granted as part of this application. It is beyond the Planning Department's remit to restrict firework displays. However, the applicant is reminded that the site is close to residential properties, and care should be taken to avoid negatively impacting their amenity.

Policies & Legislations

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

Consent is sought for internal works to include the replacement of glass balustrades with iron decorative panel balustrades on the first-floor balcony and installation of internal secondary glazing over the original windows.

Existing balustrades are glazed panels with metal handrails. Replacements are appropriate for the decorative hall, being iron with a period design. Finished in a black gloss. The panels will be fixed by new bars. Existing handrail will be reused. The alteration is appropriate to compliment the internal furnishings and details.

Secondary glazing is being installed to improve the thermal efficiency. Windows in place are original. The secondary glazing will have aluminium frames, single glazing in sliding sash style, set 100mm from existing sash windows. They will be fixed to fret cut timber sections to avoid removal of original plaster work. Glazing bars and colour scheme match with the original windows.

The alterations are justified and minimal.

Consent for external alterations include the installation of 3 double handrails to provide access to the front of the building and reinstate street copings and metal railings at the front boundary of the car park.

Handrails to be provided will be set to the front of stone column, in a row of four, they shall appear to match the material and design of the existing handrail. The handrails will make the building more accessible, they appropriately positioned and symmetrical.

The front boundary of the car park includes stone copings which have become loose and displaced, consent is sought to be reinstated as original to match the existing. It will be conditioned that replacement materials match in appearance to the existing for a satisfactory appearance.

The alterations are justified and minimal.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires, that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

Section 72 (1) requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

As the proposed works are minimal and justified, it is felt that the architectural and historic interest of the listed building is preserved.

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.”

Minor works are proposed to support the building’s return to a viable and sustainable use. Following discussions, the application has been refined to limit alterations to the historic fabric and ensure the building’s significance is preserved.

The level of harm caused by the installation of secondary glazing and fixings from the new handrails is less than substantial.

The public benefits of restoring the building and addressing disrepair issues, whilst bringing a vacant building back into a viable use is considered to outweigh the harm.

It is hereby concluded that the proposed development accords with the requirements of policies LP1, LP2, 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) and the principle of development is acceptable.

This application has been assessed against relevant policies in the development plan and other material considerations. The proposal will support the vitality of the building and improve its condition providing public benefits to the conservation of the heritage asset. It is therefore recommended that consent is granted.

Recommendation Grant Consent

Conditions and Reasons:

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: 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.

3. No stone cleaning shall take place on any part of the building shall take place unless a full details of the location and specification of cleaning methods has first been submitted to and approved in writing by the Local Planning Authority. Thereafter any stone cleaning undertaken shall be in accordance with the agreed methods.

Reason: To ensure the satisfactory appearance and condition of the heritage asset to retain its significance 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 details shown on the submitted drawing CJ/24/002/C, the stone capping and pointing to the front boundary hereby reinstated, shall in all respects match the appearance of the adjacent sections. Re-pointing shall be carried out using a 1:3 NHL3.5 hydraulic lime:well graded sharp sand 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.

5. Notwithstanding the details shown on the submitted drawing CJ/24/002/C, the metal railings to the front boundary hereby reinstated, shall in all respects match the appearance of the adjacent sections.

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 fixing points of all new external handrails (which shall be fixed using non-ferrous fixings) shall be located into the mortar joints and not the face of the stone where practicable.

Reason: In order to retain the significance of the designated heritage asset and to accord with the aims of Chapter 16 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location plan	-	-	04 February 2025
Existing elevations	001	-	04 February 2025
Proposed site plan	002	Rev C	12 August 2025
Existing/proposed site plan and handrail plan	003	Rev A	07 July 2025

Plan Type	Reference	Version	Date Received
Existing and proposed secondary glazing plan	004	Rev A	03 August 2025
Conservation/Heritage Statement	-	-	04 February 2025
Design and access statement	-	-	04 February 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 has, 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.

An internal/external site visit with Conservation Officers, the applicant, and agent was undertaken during April 2025. Significant negotiations were undertaken throughout the application process:

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