

# 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:	<b>2025/65/90222/W</b>
Site Address:	9, Scholes Road, Jackson Bridge, Holmfirth, HD9 1LY
Description:	Listed Building Consent for installation of replacement windows to front elevation
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: 24-Jun-2025**

## **Officer Report**

### **Site Description**

9, Scholes Road is one of three Grade II weaver's cottages located in Jackson Bridge, Holmfirth. The building is finished in hammer dressed stone with a stone slate pitched roof and is three storeys in height. The buildings occupy an elevated position above Scholes Road.

### **Description Proposal**

The application is seeking Listed Building Consent for installation of replacement windows to front elevation.

The application seeks to replace the existing 14 windows with timber framed sash windows, with single pane double glazed units. These would be of a white finish.

### **History of Negotiations / Amendments Received**

Following the initial consultation response from KC Conservation and Design, the applicant's agent was requested to provide additional information. In response, the applicant submitted further elevation drawings illustrating the thickness of the proposed replacement windows, which were reviewed and deemed acceptable by the Conservation Officers.

### **Relevant History**

None relevant

### **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.

This proposal includes new windows incorporating double glazed units improving the thermal performance of windows and therefore it is felt the proposal complies with the climate emergency requirements.

### **Consultation Responses**

KC Conservation & Design – no objection.

### **Public Representations**

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

Final publicity expiry date: 14<sup>th</sup> March

Holme Valley Parish Council: Support subject to Listed Building Officer confirming they have no objection.

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 applicant proposed the replacement of the existing single glazed timber windows with new timber slim double-glazed windows.

Full replacements are proposed of the existing windows, the appearance of which are suitable and are a similar replacement of the original sash type openings which can be seen through the submitted photographs and elevations.

Further detailed information was provided by the joiner contractor who will be undertaking the work. The existing windows are mostly in poor condition with extensive rot to the frames, which is causing water ingress and draughts, with potential damage to the building fabric.

In order to upgrade the energy efficiency of the dwelling double-glazed windows are proposed. The proposed works will update the dwelling to modern habitable standards improving the energy efficiency of the building, which will in turn ensure the future use of the building.

The new windows will have a similar appearance to the existing, as well as the ones present on the adjoining listed buildings.

### **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.”*

The replacement of the existing single glazed windows with timber double glazed units leads to less than substantial harm to the significance of the listed building by the introduction of double glazing. However, this harm is slight as the existing windows are not historic, the replacement windows are traditional in design and slim double-glazed units will be used to minimise the visual impact. The public benefits of improving energy efficiency without harming historic fabric and eliminating deterioration of the building fabric is considered to outweigh the slight harm.

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. As the existing windows are not historic and the proposed replacements are traditional in their appearance the benefits of the replacement with double glazed windows is considered to outweigh the slight harm identified. It is recommended a condition to control the design to timber, the design and placement of the windows in the openings is included to ensure they have an acceptable impact upon the listed building / visual amenity.

This application has been assessed against relevant policies in the development plan and other material considerations. On the basis of the submitted details it is recommended listed building consent is granted for the proposed replacement windows.

**Recommendation: Grant Consent**

**Decision Authorisation:** Delegated Powers

**Application Number:** 2025/90222

**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.

3. New windows shall be fixed light or side hung casements in timber with an off-white painted finish, with mouldings and timber sections simple in design and profile with chamfered glazing beads. All slim double-glazed units shall have 4mm glass with an 8mm gap with black spacer bars. Opening casements shall be set flush with the frames with butt hinges and traditional window stays (friction hinges shall not be permitted) and all new window frames shall be set back in the reveal by 100-125mm and not fitted flush with the external wall. Visible trickle vents shall not be permitted. Obscured glazing shall have a plain etched finish and not be in patterned glass.

**Reason:** In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	31/01/2025
Front elevation Existing	-	-	28/01/2025
Elevations	HVJ0647	-	28/01/2025
Section drawings	-	-	14/05/2025
Heritage Statement	-	-	28/01/2025
Design and Access Statement	-	-	28/01/2025

Photos	-	-	28/01/2025
Application form	-	-	28/01/2025

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. Following the initial consultation response from KC Conservation and Design, the applicant's agent was requested to provide additional information. In response, the applicant submitted further elevation drawings illustrating the thickness of the proposed replacement windows, which was reviewed and deemed acceptable.

**Report Dated:** 18/06/2025