

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:	2025/65/90247/W
Site Address:	Picturedrome, Market Walk, Holmfirth, HD9 7DA
Description:	Listed Building Consent for Installation of solar panels (within a Conservation Area)
Recommending Officer:	Kerri Simpson

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 04-Jun-2025

Officer Report – 2025/90247

Picturedrome, Market Walk, Holmfirth, HD9 7DA

Site Description

The subject building is a two storey Grade II Listed commercial building operating as a live music venue (Sui Generis use), located on the western side of Towngate and the River Holme, fronting Market Walk in Holmfirth Town Centre. The application pertains to the slate tiled southern roof slope of the building. The buildings listing is summarised as follows:

“The Picturedrome in Holmfirth was built in 1912 and is a small but little altered example of an early purpose-built cinema. Its major features including gallery, proscenium, foyer, and a rare, pressed tin ceiling remain intact. Additionally, it has strong historical associations with the firm of James Bamforth of Holmfirth who was an important early film maker who’s locally made films were shown here and who had some financial stake in the building. It is still in use as a cinema, despite an interval of use as a bingo hall and a period of closure.”

Pertaining to external elevations, the listing also describes:

“Main entrance at the gable end to the south-east. Two double doors with original oval glazing bars in upper halves and overlights are centrally placed, divided by a brick pilaster. Stone banded brick pilasters to each side support a balcony, formerly an external projection box. The pilasters continue to break the roof line with semi-circular caps. The balcony has three blocked openings and a window. There is a projecting stone band at first floor, and one window to each side on ground and first floor, with stone dressings. The raised apex of the gable carries a date stone of 1912 surmounted by a stone cartouche. Both sides of the building are rendered brick with exposed brick pilasters and various openings, some blocked. To the rear is a first-floor entrance to the stage and gallery areas with altered external access stair.”

Description of Proposal

The proposal is to install 71.no Viridian Solar PV16-M10 recessed solar panels to the South roof slope. The solar panels would replace existing slate rooftiles and be recessed into the roof covering an area of circa 98sqm of the roof slope, positioned 1.3m from the southern eaves.

This application is considered concurrently with application reference number 2025/90246 for the Installation of solar panels (within a Conservation Area).

History of negotiations / amendments received

No amendments were sought or provided.

Relevant Planning History

The most relevant planning history relates to the following planning applications:

Reference Number: 2024/90361

Description: Listed Building Consent for Installation of 3 air source heat pumps to rear (within a Conservation Area)

Decision: Consent Granted (10.05.2024)

Reference Number: 2022/91319

Description: Listed Building Consent for extension and alterations to existing external balcony and erection of 2nd floor external balcony

Decision: Consent Granted (18.08.2022)

Reference Number: 2017/90681

Description: Erection of two storey extension, installation of lift shaft and disabled lift and internal alterations to form first floor disabled toilet (Listed Building within a Conservation Area)

Decision: Conditional Full Permission (12.06.2017)

Consultation Responses

None.

Representations

The application has been publicised with a site notice and a press notice. Publicity expired on 21st March 2025.

Letters of Objection

There were no letters of representation received.

Letters of Support

There were 6 letter of support received highlighting the following material planning considerations:

- The solar panels would not be visible from the surrounding area.
- The installation would not adversely affect or be detrimental to the building or local area, supporting continued preservation.
- The appearance of the building would not be altered.

Letters of Comment

There were no neutral letters of comment received.

Policies

The building is Grade II curtilage listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

applies. This 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 12th 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

Paragraph 208 of the NPPF sets out that, *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

Paragraph 210 of the NPPF 2024, sets out that *“In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- a) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- b) the desirability of new development making a positive contribution to local character and distinctiveness.”*

In accordance with Paragraphs 212 and 213 of the NPPF 2024, great weight is to the conservation of heritage assets, and any harm must be clearly justified.

Paragraph 215 of the NPPF states “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”.

Context

The Picturedrome (application building) is a Grade II listed building (since 18th May 2007) and is recognised for both its social and architectural significance as one of the earliest purpose-built cinemas in England. Built between 1912 – 1913, designed by P. Norman Brown for Hawthorne and King, Historic England identifies the building as a rare surviving example of a 20th century cinema with little alteration.

Its architectural significance rests in the building’s main façade featuring red brick and rendered sections with exposed brick pilasters, providing a strong Edwardian-era aesthetic. The key surviving elements include original oval glazing bars and over lights in entrance doors, pressed tin ceiling in the auditorium, ornate plasterwork, and decorative plasterwork banding.

The listing describes the external roof as “slate pitched” typical for the Edwardian period. There is a louvre on the ridge, indicating ventilation. The existing roofline is broken by semi-circular capped pilasters, which contribute significantly to the building’s overall architectural integrity.

Its historic social significance rests in the role the building played in the early development of British Cinema, associated with James Bamforth, a pioneering early filmmaker. Contrary to Historic England’s listing, the building no longer operates as a Cinema, however, still provides social and economic benefits through its use as primarily a live music venue.

The building is located at the heart of the Holmfirth Conservation Area (HCA) with neighbouring Grade II listed buildings to the northwest, south and circa 30m to the east. The HCA designation seeks to preserve the area’s traditional sandstone buildings, textile heritage, and the setting of the Holme Valley. The area is reflective of an industrial past, cultural associations, and strong vernacular character. The designation places an emphasis on protecting historic structures, guiding sympathetic development, and enhancing public spaces, ensuring the town’s unique identity is preserved indefinitely.

Impact on the Listed Building

The proposed installation of 71no. recessed solar panels on the southern elevation of the main roof of the building would introduce a modern intervention to the heritage asset and within the Holmfirth Conservation Area. While the panels will be partially visible from immediate public viewpoints from Towngate, their placement behind the later two-storey gable addition provides some level of screen. The panels would be recessed, situated a sufficient distance from the eaves and the historic ridge and follow the roof pitch reducing their visual impact on the heritage asset from distant views, on the setting of other adjacent listed buildings and the wider conservation area. The panels would be installed

using non-invasive fixing methods, ensuring that the underlying historic fabric remains intact, with a reversible installation process that allows for future reinstatement of the original/existing roof tiles, which will be stored for this purpose.

It is therefore considered that the proposal would result in less than substantial harm, however the level of harm is considered to be at the lower end of the scale, as it would not impact key architectural features or the main façade of the building.

Public Benefits

Paragraph 215 of the NPPF states that where less than substantial harm is identified, it must be weighed against public benefits.

In this case, the proposal presents environmental and economic justification. The applicants supporting planning statement states that the solar panels would provide circa 20,931 kWh per year, 65% of which is expected to be self-consumed energy with the remaining 35% delivered to the National Grid. These measures would reduce the historic buildings reliance on fossil fuels and contribute to sustainability targets at both local and national levels. According to the submitted documents, the proposal would present a circa 5-ton annual reduction in CO2 emissions, further supporting climate action policies.

From an economic perspective, the building has been subject to a number of different uses as private commercial establishments (i.e. bingo hall and cinema) that have presented social value to the local community from its initial construction, however, there have also been periods of closure. The proposal would contribute to the long-term viability of the building, lowering operational costs. While the financial implications stated by the applicant have not been supported with detailed evidence, on balance, the theoretical benefits of reducing operational energy costs align with established viability principles. The continued operation of the Picturedrome as a cultural venue providing social value supports the vitality of the Holmfirth Town Centre, ensuring that the building remains in active use rather than at risk due to rising operational cost.

Overall, the limited harm caused by the installation of 71no. recessed solar panels is outweighed by the clear public benefits associated with environmental sustainability, energy efficiency and the long-term conservation of the heritage asset. Therefore, on balance, the proposal is considered acceptable subject to condition ensuring that existing roof tiles are removed and store for future potential reinstatement

It is therefore concluded that subject to conditions, 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).

Recommendation: Grant Consent

Decision Authorisation: Delegated Powers

Application Number: 2025/90247

Officer Recommendation: Grant Consent

Conditions

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.

1. 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: 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.

2. Where any existing roof tiles are removed as part of the development, they shall be carefully removed and stored for potential future reinstatement. Any replacement or repair works to the remaining roof covering shall use tiles that match the existing in type, colour, texture, and finish.

Reason: To preserve the special architectural and historic fabric of the listed building, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chapter 16, Paragraphs 210 – 215 of the National Planning Policy Framework 2024.

3. The solar panels shall be installed using non-invasive and fully reversible fixing methods. No fixings shall penetrate or damage the historic underlying fabric of the listed building.

Reason: To preserve the special architectural and historic fabric of the listed building, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraphs 210 – 215 of the National Planning Policy Framework 2024.

Informative(s)

The applicant is reminded that bats and nesting birds (including swifts) are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. If evidence of bats, nesting birds, or other protected species is discovered during the works, all

activity must cease, and advice should be sought from a suitably qualified ecologists before proceeding.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	25/1114/01	-	03/02/2025
Existing Block Plan	25/1114/02	-	03/02/2025
Roof Plan & Elevations as Existing	25/1114/03	-	03/02/2025
Existing Block Plan	25/1114/05	-	03/02/2025
Roof Plan & Elevations as Proposed	25/1114/04	-	03/02/2025
Solar PVs Structural Note	24-267	-	03/02/2025
Design And Access, Heritage Impact Assessment & Planning Supporting Statement	24/1114	-	03/02/2025
Climate Change Statement	25/1114	-	03/02/2025

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 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. No amendments were sought or received for this application.

Report Dated: 02/06/2025