

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:	2025/65/90356/W
Site Address:	Parkwood Mill, Stoney Lane, Longwood, HD3 4ZQ
Description:	Listed Building Consent for conversion of lower ground floor mill 6 and 7 to 7 residential apartments (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: 20-Feb-2026

Officer Report

2025/90356 - Parkwood Mill, Stoney Lane, Longwood, HD3 4ZQ

Site Description

The application site comprises Mill 6 and 7 at Parkwood Mills, a four storey Grade II listed former woollen mill located on the northeastern side of Grove Street, within the Longwood Edge Conservation Area. The building forms part of a larger historic mill complex dating from the mid to late 19th century and is constructed in coursed local gritstone with slate roofs.

The site is bounded to the north/northeast by Spark Street Recreation Ground (Longwood Rec) along with residential properties on Prospect Road, to the south/southeast by residential properties on Grove Nook and Stoney Lane, to the south/southwest by the wider Parkwood Mill complex and to the west/northwest by residential properties on Parkland Avenue and Lee Side Gardens.

Summary of Listing description:

'The Parkwood Mills complex is a rare, largely intact example of a 19th century Room and Power woollen mill, developed steadily from the early 1850s into the 1880s. Built in local gritstone with simple industrial detailing, the group shows the evolution of a major textile site that once housed numerous independent spinning and manufacturing tenants before later consolidation under the Broadbent family. The survival of engine houses, rope races, power-transmission structures, and the distinctive 1877 chimney adds to its industrial archaeological value. Set within the (Dodlee) Longwood Edge Conservation Area, the mills form the historic core of a wider valley bottom industrial settlement.'

Within this sequence, Mills 6 and 7 represent the final major phase of expansion. Completed by 1882, Mill 6 is a large four-storey, 18 bay block running along the east side of Stoney Lane, notable for its glazed slate roof and rear stair/privy tower features that reflect more mature, standardised mill planning. Mill 7, built as the southern continuation of Mill 6, completes this late 19th-century frontage.

Together, Mills 6 and 7 mark the peak of the site's industrial capacity. They demonstrate how the complex evolved from piecemeal early growth into a coordinated, large-scale industrial range, providing extensive rentable space for multiple tenants at a time when the Room and Power system was at its height. Their scale, position, and date make them central to understanding the site's final phase of Victorian development.'

Description Proposal

The application seeks Listed Building Consent for internal and external alterations associated with the conversion of the lower ground level of Historic Mill 6 & 7 to seven residential units.

Internally, the works would comprise the subdivision of the existing open plan mill floor through the insertion of lightweight stud partitions and fire rated compartmentation to create seven self-contained flats, together with associated kitchen and bathroom installation. The structural frame of the building is to be retained and as are the principle structural elements. External walls are to be internally lined and insulated where required for residential standards.

Externally, the works include the formation of new entrance openings in place of former louvre/windows and the installation of a glazed entrance foyer structure, together with associated door and window alterations at the proposed ground floor level (lower ground floor).

History of negotiations / amendments received

No negotiations or amendments were necessary.

Relevant Planning History

COMP/26/0005 - Unauthorised development on bottom floor (flats) – Open

2025/90354 - Conversion of lower ground floor mill 6 and 7 to 7 residential apartments (Listed Building within a Conservation Area) – Pending consideration.

2024/93221 - Erection of 5 dwellings and associated works (within a Conservation Area) – Refused 11th August 2025

2005/93391 – Demolition of mill buildings, conversion of existing mill buildings to 159 apartments and 7 houses. erection of 4 houses and 24 apartments with car parking and associated works (listed buildings within a conservation area) – Conditional Full Permission 22nd December 2005

2005/93392 – Listed building consent for demolition of mill outbuildings and conversion of mill buildings to 166 apartments/dwellings (within a conservation area) – Consent Granted 13th July 2006.

2003/94668 – Listed Building Consent for demolition of part of Mill – Consent Granted 8th March 2004

2003/93173 – Change of use and refurbishment of mill buildings to 94 dwelling units. outline application for erection of 21 dwellings and 9 apartments including demolition works (listed building within a conservation area) – Conditional Full Permission 11th May 2004.

93/04852 – Outline application for erection of one dwelling and parking space – Refused 7th December 1993 and subsequently dismissed at appeal.

93/04810 – Engineering Works and formation of Car Park – Conditional Full Permission 26th November 1993

Consultation Response

None.

Representations

This application was advertised by site notice and press notice. Final publicity date expired on 1st April 2025.

No representations were received.

Policies

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 20th 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 and beautiful 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".*

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.

The proposal seeks Listed Building Consent for the conversion of the lower ground (proposed ground floor) to 7 flats, including the insertion of internal partitions, insulation and fire protection linings, alterations to existing openings, installation of services, and the introduction of a glazed entrance foyer structure. The external stone elevation would largely be retained, with the regular rhythm of openings preserved. The alterations would generally be confined to the adaptation of existing openings rather than the creation of substantial new openings, thereby maintaining the architectural order and visual legibility of the historic façade. Subject to appropriate detailing and material control, these alterations would not fundamentally alter the buildings architectural expression.

The principal impact arises internally through subdivision of the historic open-plan industrial space to form residential units. This would interrupt the historic spatial character and introduce new partition and service infrastructure. However, the primary structural system, would be retained and the proposals would not lead to the wholesale removal of significant structural fabric. The intervention represents adaptive reuse rather than extension loss of historic fabric. The proposed glazed foyer would be clearly contemporary in form and detailing, but would read as a lightweight, subordinate addition, which would not compete with or obscure the primary historic elevations.

Overall, the works will result in some erosion of the buildings historic plan form and internal spatial character. This constitutes less than substantial harm to the significance of the Grade II Listed Building. In accordance with Paragraph 215 of the National Planning Policy Framework (December 2024), this harm must be weighted against the public benefits of the proposal. It is recognised that the remainder of the building benefits from a previous permission to form flats, where development has considered to have commenced. The proposed scheme would contribute to securing a viable long-term use of the building, ensuring its ongoing maintenance and conservation, and support the continued contribution of the building to the Conservation Area. These are considered to be meaningful public benefits. On balance, the identified less than substantial harm is outweighed by the public benefits arising from securing the optimum viable use of the heritage asset.

Officers recommend the following conditions to safeguard the character and architectural features of the heritage asset:

- Approval of detailed specifications for all external materials and finishes, including the glazed entrance foyer and any new or altered doors and windows;
- Submission of detailed drawings for any alterations to existing openings, including masonry making good;
- Retention and protection of historic structural elements and fabric during the course of the works;
- Approval of the location, design and fixing of any external services, ventilation terminals or fixtures affecting the listed building.

These conditions are necessary to ensure that the works preserve the special architectural and historic interest of the Grade II Listed building.

Subject to these conditions, it is considered that the proposal would comply with 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: 2025/90356

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. No external works to the Listed Building shall commence until details of all external materials and finishes have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
 - Full specification and finish of the glazed entrance foyer, including framing material, colour and glazing type;
 - Details of all new or altered external doors and windows;
 - Details of any stone repairs or making good to existing masonry;
 - Mortar specifications for any repointing works.

The works shall thereafter be carried out in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of the Grade II Listed Building in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

3. Prior to any alteration, enlargement, blocking or formation of openings in the external walls of the Listed Building, detailed drawings at a scale of not less than 1:20 and (and 1:5 sections where appropriate) showing the proposed works and details of making good shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. **Reason:** To ensure that alterations to historic masonry preserve the architectural integrity of the Listed Building, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.
4. All existing structural elements and features of historic interest within the Listed Building, including masonry walls, columns and beams, shall be retained and protected during the course of the works. No removal, cutting into or alteration of such features shall take place other than as

shown on the approved drawings or as otherwise agreed in writing by the Local Planning Authority. **Reason:** To safeguard the special architectural and historic interest of the Listed Building in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

5. Prior to the installation of any new external plant, ventilation terminals, flues, grilles, pipework or service penetrations affecting the fabric of the listed building, details of their location, size, appearance and method of fixing shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details. **Reason:** To ensure any new ventilation or extraction systems are appropriately designed and sited to preserve the special architectural and historic interest of the Grade II Listed Building, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Existing Site Plan (including Location Plan)	8548-ADS-XX-XX-DR-A-XXX	Rev P2	10/02/2025
Existing Ground Floor Plan	XXXX-ADS-XX-XX-DR-A-016	Rev P1	18/03/2025
Existing Elevations	XXXX-ADS-XX-XX-DR-A-015	Rev P2	18/03/2025
Proposed Site Plan	8548-ADS-XX-XX-DR-A-600	Rev P6	10/02/2025
Proposed Ground Floor Plan	XXXX-ADS-XX-XX-DR-A-001	Rev P5	10/02/2025
Proposed Elevations	XXXX-ADS-XX-XX-DR-A-010	Rev P2	18/03/2025
Heritage Statement	EH348/02		10/02/2025

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 or negotiations were required.

Report Dated: 19.02.2026

