



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2025/65/90496/W

To: R Turner
23, Peebles Close
Lindley
Huddersfield
HD3 3WD

For: G Sykes

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-

LISTED BUILDING CONSENT FOR MODIFIED PROPOSAL FOR
ALTERATIONS TO INTERNAL LAYOUT IN CONNECTION WITH PREVIOUS
PERMISSION 2022/93203 (FOR ONE DWELLING TO FORM TWO DWELLINGS
ALTERATIONS TO ATTACHED BARN AND CAR SHELTER)

At: SCOTLAND FARM, LINGARDS ROAD, SLAITHWAITE, HUDDERSFIELD,
HD7 5TZ

**In accordance with the plan(s) and applications submitted to the Council on
24-Feb-2025 subject to the condition(s) specified hereunder:-**

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 Order 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: To ensure that the proposed works preserve the character and appearance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

3. All new and replacement windows, including the replacement of existing UPVC windows in 'The Cottage', shall be installed in accordance with the details submitted as part of application 2022/93203 and received 2nd August 2023.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

4. All proposed external flues and extractor vents shall be located on the rear (north) elevation of the building, with those at first floor level to be discreetly set below the eaves to minimise harm to the elevations. Any redundant ground floor vents shall be removed with matching stone used to infill the holes before either dwelling is first brought into use.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

5. Where stones are inserted to raise the height of the door lintol on the western elevation, these shall match the stonework of the door jambs in all respects. In addition, all new or replacement door and window heads, cills and jambs shall be in natural stone to match the stonework of existing head, cills and jambs in all respects.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

6. Any remedial stonework necessary for the repair of existing walling, the alterations to the existing outriggers and/or alterations the subject of this application shall use existing walling stone reclaimed from site. Where additional stone is required, this shall be natural stone of the same type, texture, colour and appearance as the stone on the existing building. In both cases the stone shall be laid, dressed, coursed and pointed in lime mortar to match that of the existing building.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

7. Notwithstanding the external door details shown on the proposed elevations (Rev C), the 4-panelled timber doors are not approved. All external doors shall be hardwood vertical boarded doors which retain the vernacular agricultural appearance of the building, which shall be constructed in accordance with the details submitted as part of application 2022/93203 and received 2nd August 2023. Thereafter, the doors shall be installed in accordance with the details so approved.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

8. All roofing slates for rebuilding and repairs shall be reclaimed natural stone slates which match the size, colour and coursing of the existing roof slates.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

9. All existing UPVC windows, none of which benefit from listed building consent, shall be replaced with hardwood windows, as specified in condition 3, within 3 years of the date of this consent.

Reason: To ensure that the unauthorised windows are removed from the building during the wider renovation works to ensure that the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

10. The conversion, alteration and renovation of the building shall be undertaken in accordance with the specifications set out in the revised Heritage Statement Revision A submitted as part of application 2022/93203 except where conditions specify otherwise.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

NOTE: The applicant is reminded that the carrying out of unauthorised work to a listed building is an offence, punishable by a fine, imprisonment or both, as detailed in Section 9 of the Planning

(Listed Buildings & Conservation Areas) Act 1990.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	03/03/2025
Site plan	-	-	03/03/2025
Ground Floor Plan Existing	Rev B	-	03/03/2025
First Floor Plan Existing	Rev A	-	03/03/2025
Elevations Existing	Rev B	-	03/03/2025
Ground floor plan proposed	Rev D	-	03/03/2025
First floor plan proposed	Rev C	-	03/03/2025
Elevations proposed	Rev C	-	03/03/2025
Application form	-	-	03/03/2025
Heritage statement	Rev B	-	03/03/2025

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 2025 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.

DEVELOPMENT WITHIN A COAL MINING AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk/)

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “submitted to and approved in writing by the Local Planning Authority”.
- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision> Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>. You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 30-Apr-2025

Signed:



David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2025/65/90496/W.

If a paper copy of the decision notice or decided plans are required, please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
