

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:	2025/65/90516/E
Site Address:	1, Tenter House Court, Denby Dale, Huddersfield, HD8 8QA
Description:	Listed building consent for conversion and adaptation of farm buildings to form one dwelling
Recommending Officer:	Nicole Helliwell

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: 22-Apr-2025

Officer Report

Reference No. 2025/65/90516/E

Site Address: 1, Tenter House Court, Denby Dale, Huddersfield, HD8 8QA

Proposal: Listed building consent for conversion and adaptation of farm buildings to form one dwelling

Site Description

The application relates to 1 Tenter House, a single-storey semi-detached property situated on Green Belt land in Denby Dale, Huddersfield. The dwelling was constructed in the 17th Century and is Grade II listed. The property is faced in hammer dressed stone and incorporates a dual-pitched roof finished in stone slate. The site is not within a conservation area, nor are there any Public Rights of Way (PROW) within close proximity to the site.

List Description

E 20 NW DRY HILL LANE Denby Dale 4/31 Barn immediately to west of former farmhouse to Tenter House Farm.

G.V.II

Barn. C17 with C19 and C20 walling to south side. Thinly coursed rubble and quoins to earlier parts, hammer dressed stone to later parts enclosing timber frame. Stone slate roof. 4 bays. Square headed opposed cart entries 2nd bay from east. Mistal door in west bay, north side. East bay obscured by later addition at 90°.

Interior: post and truss construction. 3 trusses on posts with remains of a 4th truss in west gable. King post trusses with struts. Tie- beams braced to posts. King posts extended to take square-set ridge piece. Wall-plates intact. Evidence of wind bracing. The centre cross frame has a lower tie-beam. The next frame to the east has had similar beam sawn off but has housings for studs on the underside of the upper tie-beam. Original rafters.

Description of Proposal

The proposal is retrospective and seeks to convert and adapt existing farm buildings to form one residential dwelling. A number of timber framed openings and windows have been introduced to facilitate the internal alterations to the structure. Furthermore, the roof of the property has been re-covered using stone slate to match the appearance of the original build and conservation style roof lights have been installed within the roof planes of the building.

History of negotiations / amendments received

No amendments were sought or received during the course of the application.

Relevant Planning History

- **2021/90450:** Listed Building Consent for enlargement of window to form new door. [Planning application details | Kirklees Council](#) - Consent Granted
- **2000/93744:** Listed building consent for alterations to existing window to form French window opening. [Planning application details | Kirklees Council](#) – Consent Granted
- **97/93215:** Listed building consent for re-use and adaptation of redundant farm buildings to form 5 dwellings and erection of 2 dwellings. [Planning application details | Kirklees Council](#) – Consent Granted
- **97/93118:** Re-use and adaptation of redundant farm buildings to form 5 dwellings and erection of two dwellings and garages (listed building). [Planning application details | Kirklees Council](#) – Conditional Full Permission

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. The proposals will have no climate change implications.

Consultation Responses

Not Applicable.

Representations

The application has been publicised with a site notice and a press notice. No representations have been received.

- Date site notice expired: 10/04/2025
- Publicity expiry date: 11/04/2025

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 December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** - Achieving Sustainable Development
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 16** - Conserving and Enhancing the Historic Environment

Assessment

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 215 of the NPPF 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.”*

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 proposal seeks to convert and adapt farm buildings to form one dwelling through internal and external alterations. The alterations proposed include the installation of several recessed timber framed openings and windows to facilitate the internal alterations to the structure. Furthermore, the roof of the property has been re-covered using stone slate and conservation style roof lights have been installed within the roof planes of the building. Given that the alterations proposed would be visually acceptable with regard to their materials and design, it is considered that the proposed development would not cause any detrimental harm to the significance of the Listed Building and would comply with Policy LP35 of the Kirklees Local Plan, Chapter 16 of the NPPF and the requirements of Section 66 the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

Therefore, it is considered that the proposed development would not cause any detrimental harm to the significance of the Listed Building and would comply with Policy LP35 of the Kirklees Local Plan, Chapter 16 of the NPPF and The requirements of Section 66 the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

Conclusion

The National Planning Policy Framework has introduced a presumption in favour of sustainable development. The policies set out in the National Planning Policy Framework taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. Given that the proposal would have a low level impact upon the significance and character of the listed building, it is therefore recommended for approval.

Recommendation: GRANT CONSENT

Decision Authorisation - Delegated Powers**Application Number:** 2025/90516**Officer Recommendation:** Approve**Conditions and Reasons**

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: For the avoidance of doubt as to what is being permitted and 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.

Plans and specifications schedule:

Plan Type	Reference	Revision	Date Received
Location Plan	PP-13798823v1	-	25/02/2025
Existing GA	(20)001	-	25/02/2025
As Built GA	(20)002	-	25/02/2025
Block Plan	20(002)	-	25/02/2025
Design and Access Statement	97/65/93215/E7	-	25/02/2025

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 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. In this case, the design of the original scheme has been found acceptable. No further amendments or details were sought thereafter.

Dated: 17/04/2025

