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:	**2025/65/90554/E**
Site Address:	14, Station Road, Shepley, Huddersfield, HD8 8DG
Description:	Listed Building Consent for alterations to front elevation, to include replacement windows, door, lime pointing and renewal of exterior window surround paint (within a Conservation Area)
Recommending Officer:	Faiza Bano

DECISION – Listed Building 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 19-May-2025

Site

The application site relates to 14, Station Road, Shepley, Huddersfield, HD8 8DG, which is located to the southeast of a Grade II Listed building. The property is an end terrace property constructed from stone and is located opposite a listed building.

Listed Building Opposite the Application Site

This Grade II listed building (List Entry Number: 1134822) is recognised for its special architectural and historic interest. The listed building opposite the application site is 25, 27 Station Road, Holmfirth, Kirklees, England.

The property is also situated within the Holmfirth Conservation Area.

Description Proposal

The application is seeking Listed Building Consent for alterations to the front elevation, to include replacement windows, door, lime pointing and renewal of exterior window surround paint (within a Conservation Area).

History of negotiations / amendments received

No negotiations or amendments as part of this application.

Relevant Planning History

94/91783 - Change of use and extension to form 3 no dwellings - Conditional full permission

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.

Consultation Response

KC Conservation & Design – informal discussions have taken place with no objections raised.

Representations

The application was advertised by site notice, press notice and neighbourhood notification letters.

Final publicity date expired: 30th April 2025

No representations were received as a result of the publicity.

Policies

The site is designated as Green Belt on the Kirklees Local Plan, falls within the Holme Valley Neighbourhood Development Plan and is within an associated landscape character area (LCA8, Settled Slopes of the Holme Valley), is a Listed Building and within Totties Conservation Area.

The building is a 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

Neighbourhood Development Plans:

Holme Valley Neighbourhood Development Plan (2021-2031)

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan.

- Policy 1 – Protecting and Enhancing the Landscape Character of Holme Valley
- Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design

The application site is within Landscape Character Area 4, River Holme Settled Valley Floor.

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.

Legislation

The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990

Historic Context of the Listed Building

As set out at the beginning of the report, the application site is located opposite a listed building. 25, 27 Station Road is a notable example of early 19th-century architecture, reflecting the industrial heritage of Holmfirth. The building was originally constructed as part of the expansion of the town during the early industrial period, serving various commercial and residential purposes over the years. Its architectural features include traditional stone construction, sash windows, and decorative stonework, which are characteristic of the period and contribute to its historical significance.

The building's location on Station Road places it within a historically significant area of Holmfirth, known for its development during the industrial revolution. The proximity to the railway station, which played a crucial role in the town's growth, further enhances its historical value. The preservation of such buildings is essential to maintaining the historical and architectural integrity of the conservation area.

Assessment

Listed building consent is being sought for alterations to the front elevation, including the replacement of windows, door, lime pointing, and renewal of exterior window surround paint within a Conservation Area.

The plans indicate that the windows to be replaced are situated across the front elevation. The existing windows, constructed from modern UPVC and wooden casement windows, will be replaced with heritage steel slim-framed Crittall windows in matt black.

During the pandemic, the damaged 1960s front door was temporarily replaced with a wooden door to ensure accessibility. This new door allows light into an otherwise dark room. The design and access statement notes that the applicants wish to make this door a permanent addition and paint it black.

KC Conservation and Design were informally consulted on the application and deemed the proposed changes acceptable. To ensure the alterations meet conservation standards, the following conditions are recommended should the application be approved:

- **Breathable Paint**: The exterior paint used for the window surrounds will be breathable to prevent moisture build-up and ensure the longevity of the building materials.
- **Mortar Removal**: The existing mortar will be carefully removed using hand tools to avoid damage to the surrounding masonry and preserve the integrity of the structure.
- **Slimlite Steel Windows**: The new Slimlite steel windows will be installed as fixed light or side-hung casements with a black painted finish, including black spacer bars, to maintain the heritage aesthetic.
- **Traditional Window Hardware**: Opening casements will feature butt hinges and traditional window stays, ensuring that friction hinges are not used, thus preserving the historical character of the windows.
- **Window Frame Positioning**: All new window frames will be set back in the reveal by 100-125mm, rather than being fitted flush with the external wall, to maintain the traditional appearance and depth of the windows.
- **Trickle Vents**: Visible trickle vents will not be permitted, ensuring that the windows retain their clean, unobstructed look.
- **Obscured Glazing**: Any obscured glazing will have a plain etched finish rather than patterned glass, maintaining a consistent and understated appearance.

These conditions will ensure that the proposed alterations preserve the character and setting of the Conservation Area while closely matching the appearance of the listed building opposite, thereby minimising any impact on the building's historic character.

It is considered that the proposed alterations to the front elevation of the application site will preserve the character and setting of the Conservation Area. They will closely match the appearance of the listed building opposite, ensuring minimal impact on the building's historic character.

It is therefore concluded that 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).

Conclusion

Paragraph 207 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 states 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 works considered will have a neutral impact to the significance of the building.

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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

This proposal is considered to preserve the character and significance of the conservation area and closely match the appearance of the listed building opposite

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the public benefits of the proposal outweigh the slight harm and is therefore recommended for approval.

Recommendation: Grant Consent

Decision Authorisation: Delegated Powers
Application Number: 2025/90554
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 so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord within the National Planning Policy Framework.

3. The exterior paint used for the window surrounds shall be breathable.
   Reason: To prevent moisture build-up and ensure the longevity of the building materials, preserving the structural integrity and appearance of the historic building.

4. The existing mortar shall be carefully removed using hand tools.
   Reason: To avoid damage to the surrounding masonry and preserve the integrity of the structure, ensuring that the historic fabric of the building is maintained.

5. The new Slimlite steel windows shall be installed as fixed light or side-hung casements with a black painted finish, including black spacer bars.
   Reason: To maintain the heritage aesthetic and ensure the new windows are in keeping with the historical character of the building.

6. Opening casements shall feature butt hinges and traditional window stays; friction hinges shall not be permitted.
   Reason: To preserve the historical character of the windows and ensure that the new hardware is consistent with traditional designs.

7. All new window frames shall be set back in the reveal by 100-125mm and not fitted flush with the external wall.
   Reason: To maintain the traditional appearance and depth of the windows, ensuring that the new frames are in keeping with the historic character of the building.

8. Visible trickle vents shall not be permitted.
   Reason: To ensure that the windows retain their clean, unobstructed look, preserving the aesthetic integrity of the historic building.

9. Any obscured glazing shall have a plain etched finish and not be in patterned glass.
   Reason: To maintain a consistent and understated appearance, ensuring that the new glazing is in keeping with the historical character of the building.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Location Plan	Location Plan	-	24-Mar-25
Proposed elevations	Proposed South Elevation - showing windows - adapted 260225	-	24-Mar-25
Grouped plans and elevations	25/03/2025 - Drawing 2	-	24-Mar-25
Conservation / Heritage Statement	-	-	24-Mar-25

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 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.

Report Dated: 18th April 2025