

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2025/62/90635/W
Site Address:	12, Oldfield, Oldfield Road, Honley, Holmfirth, HD9 6RL
Description:	Alterations to attached building to extend living accommodation, installation of replacement doors and windows, external and internal alterations (Listed Building within a Conservation Area)
Recommending Officer:	Molly Storer

DECISION – Full Conditional Permission

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: 03-Feb-2026

Officer Report

Site Description

12 Oldfield is a two-storey terrace property located in Honley, Holmfirth. The property is faced in stone, with a tiled gable roofing form. The site benefits from private outdoor amenity space to the rear.

The property is located within a semi-rural location, within a small hamlet of dwellings, accessed off the main highway of Oldfield Road. The site is allocated within the Green Belt in the Kirklees Local Plan and, with regards to heritage significance, is allocated within the Oldfield Conservation Area and is a Grade II Listed Building, also adjoining a Grade II Listed Building (the neighbouring property of No. 13 Oldfield).

In addition, the unadopted highway of Oldfield, which leads to 12 Oldfield and the surrounding properties, is allocated as a public footpath (HOL/8/50) in the Kirklees Local Plan.

The listing description is as follows:

'Pair of weavers houses. Early C19. Hammer dressed stone. Stone slate roof. Three storeys. South east elevation: sill bands to first and second floors of No 12.

No 12: one three-light stone mullioned window and entrance. First and second floors each have one six-light stone mullioned window each with two lights blocked. No 13: one three-light stone mullioned window (rendered) and entrance. First floor: one three-light stone mullioned window. Second floor: one four-light stone mullioned window with centre two lights blocked.

North west elevation: No 12: one six-light stone mullioned window, with centre four lights blocked, to first floor. No 13: one two-light window to first floor and one four-light window to second floor, with two blocked lights.'

Description of Proposal

Planning permission is sought for alterations to the attached building to extend living accommodation, installation of replacement doors and windows, external and internal alterations (Listed Building within a Conservation Area)

No external extension, new footprint, or loss of significant fabric is proposed.

The alterations will take place to the barn which forms part of the barn cottage at No.12.

The application form states that the following is proposed:

- The store to the very end of the barn which is currently only accessed externally will be fully insulated and a new door will provide access from

the barn to this area. A storage area will remain but there will also be a bathroom.

- A stud wall between the storage area of the existing storage area and the proposed bathroom/shower room
- Replace the current storage door with a more substantial pine exterior door which is appropriate for the age of the barn.
- Installation of a new door connecting the first floor of the barn with the main property.
- A small kitchen into the already renovated barn. All pipe work will be on the back elevation of the barn with most of it internal or underground.
- Open up an original window aperture which is currently blocked up. The window frame and window will be double-glazed and appropriate for the age and style of the property.

Relevant Planning History

2022/93875 – Listed Building Consent for installation of air source heat pump – Conditional Full Permission.

2022/93886 - Installation of air source heat pump (Listed Building within a Conservation Area) – Conditional Full Permission.

Representations

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via site and press notice which expired on: 8th August 2025.

Four representations were received. The following comments were raised:

Use of the site:

- The site is an Air BNB and the works will increase the number of guests.
- Concerns that the plans will result in a new standalone or separate dwelling.
- Parking and bin storage concerns if it is to be a separate dwelling.
- Concerns about fire regulations.

Overlooking:

- The opening up of the window would look onto a public footpath

Ownership and plans:

- The Location Plan and associated Certificate B confirmations are inadequate.
- The applicants do not own part of the site.
- The Climate Change Statement is not sufficient.

Other:

- The proposed door would open onto the parking area and lane to the front.
- There is a tree located to the side of the access lane which may be affected.
- More detail is needed for the plans.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

- K.C. Conservation & Design (Informal) – No objections subject to conditions.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is allocated as Green Belt on the Kirklees Local Plan and is a Grade II Listed Building.

Kirklees Local Plan (LP):

- LP 1 – Presumption in favour of sustainable development
- LP 2 – Place shaping
- LP 21 – Highways and access
- LP 22 – Parking
- LP 24 – Design
- LP 28 – Drainage
- LP 30 – Biodiversity & Geodiversity
- LP 35 – Historic Environment
- LP 57 – The extension, alteration or replacement of existing buildings

Supplementary Planning Guidance

- Highways Design Guide SPD
- House Extensions and Alterations SPD

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 4 – Decision-making
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting the Green Belt
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 1) Impact on heritage amenity
- 2) Impact on visual amenity
- 3) Impact on residential amenity
- 4) Impact on highway safety
- 5) Other matters
- 6) Representations
- 7) Conclusion

1 – Principle of development:

Green Belt

The general principle of extending and making alterations to a property are assessed against Policies LP1, LP2 & LP24 of the Local Plan and Chapter 12 of the NPPF regarding design. These require, in general balanced considerations of visual and residential amenity, highway safety and other material considerations.

The site is within the Green Belt and therefore the main issues are:

- Whether the proposal would be inappropriate development for the purposes of the NPPF and Local Plan Policy LP57.
- The effect of the proposal on the openness of the Green Belt, and on the character and appearance of the area

- If found to be inappropriate development, whether the harm by reason of inappropriateness is clearly outweighed by other considerations, so as to amount to very special circumstances to outweigh the harm to the Green Belt.

Is the development inappropriate in the Green Belt?

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt, the most relevant in this case being to assist in safeguarding the countryside from encroachment. Paragraph 153 of the NPPF states that inappropriate development should not be approved except in very special circumstances. Certain forms of development are exceptions to 'inappropriate development'. These are set out within paragraphs 154 and 155 of the NPPF.

Policy LP57 continues that 'in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative effect of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building...'. It also goes on to say that the proposal should not result in a greater impact on openness in terms of the treatment of outdoors areas, including hard standing, curtilages and means of access.

In terms of this particular application, there are no external extensions proposed and the footprint would not increase. Therefore, it is considered the cumulative impact of the proposed development would not result in disproportionate additions to the original dwelling and would not have a negative impact on the openness of the Green Belt meaning it would comply with policy LP57 of the local plan and would be acceptable when assessed against this Policy and Chapter 13 of the NPPF.

Historical environment

The site is a Grade II Listed Building. Section 66 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 should 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.

In addition, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities to pay special attention in order to preserve or enhance the character and setting of buildings or land within a Conservation Area. This relates to Policy LP35 of the Local Plan and Chapter 16 of the National Planning Policy Framework regarding the historic environment.

Furthermore, LP35 states “*development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in...harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring...public benefits that clearly outweigh the harm*”.

This is mirrored in Chapter 16 of the NPPF of which paragraph 212 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.

A detailed consideration of the impact on the heritage assets will be considered below.

Policy LP24 of the KLP is also relevant and states that “*good design should be at the core of all proposals in the district*”. Alongside this, LP1 of the Kirklees Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

The aforementioned policies are taken into account within the following report. Having regard to the nature of the proposal and the aforementioned policies, the principle of development could be considered acceptable, subject to the following material planning considerations.

2 –Impact on heritage amenity:

The building’s listing refers to “12 and 13 Oldfield”.

The following is the listing description;

‘Pair of weavers houses. Early C19. Hammer dressed stone. Stone slate roof. Three storeys. South east elevation: sill bands to first and second floors of No 12.

No 12: one three-light stone mullioned window and entrance. First and second floors each have one six-light stone mullioned window each with two lights blocked. No 13: one three-light stone mullioned window (rendered) and entrance. First floor: one three-light stone mullioned window. Second floor: one four-light stone mullioned window with centre two lights blocked.

North west elevation: No 12: one six-light stone mullioned window, with centre four lights blocked, to first floor. No 13: one two-light window to first floor and one four-light window to second floor, with two blocked lights.’

The Conservation & Design Officer was informally consulted and was supportive of the proposal however they stated that in the absence of further information on exact design specifications, conditions will be necessary to protect the heritage asset.

Specifically, the new window should have surrounds to match the window above, using natural local stone, to match existing in terms of type, size, colour, textures, finish. It should be constructed of timber and finished to match the existing window, it shall be recessed to match existing or 100-150mm. The new door shall be constructed of timber to be vertically board timber to be recessed 100-150mm and any new vents for the bathroom shall be fitted flush with the wall and shall be finished in a stone colour. All new insulation should also be permeable. In the event that planning permission be approved, conditions are recommended to be attached to address these matters.

It is considered that there are minimal changes to the historic fabric of the building with no changes to the main section of the Listed Building except for a door on the first floor to connect it to the barn. The opening up of the storage area is considered optimum use of the space.

Externally, the proposal preserves the barns external form, roofline and material with one new window and pipework to the rear.

The Conservation & Design Officer did request further information on the new pipework. The applicant responded with further information which showed the pipework to mostly be underground or internal. The Conservation & Design Officer confirmed that this would be acceptable.

The works have been identified to have less than substantial harm to the Listed Building. As such, public benefits are required to clearly outweigh this identified harm. In this case the works will mean that the barn has a long-term carefully designed conservation of the storage area which ensures the sustainable use of the heritage asset. This is because the works will bring the final portion of the historic barn into sensitive domestic use.

The works would make the historic building more habitable, making efficient use of space. Subject to conditions being placed on the associated application for Listed Building Consent, the proposal would serve to improve the use of the Listed Building and ensure that the building is suitable for habitable use. In addition, the works would service the Listed Building by ensuring that it would be repaired, heated and maintained for future generations. This is subject to conditions controlling details as set out on the associated application for Listed Building Consent.

For these reasons, Officers are adequately satisfied that the public benefits of the proposal would clearly outweigh the identified harm. As such the development is considered to comply with national and local Heritage policies for the Listed Building. To conclude, it is considered that the proposed development would meet the aims of Chapters 12 and 16 of the NPPF by contributing positively to Oldfield Conservation Area and to the Listed Building and would also be in accordance with Kirklees Local Plan Policies LP2, LP24 and LP35.

3 – Impact on Visual amenity

In terms of visual amenity, general design considerations are set out in Policy LP24 of the Local Plan, Key Design Principles 1 and 2 of the House Extensions and Chapter 12 of the NPPF, which seek to secure good design in all developments by ensuring that they respect and enhance the character of the townscape, heritage assets and protect amenity.

As discussed in the Heritage Amenity section above, the proposal would serve to have a complementary visual impact with minimal external alterations complying with the above policies.

To conclude, it is considered that the proposed development would meet the aims of Chapters 12 and 16 of the NPPF by contributing positively to Oldfield Conservation Area and to the Listed Building and would also be in accordance with Kirklees Local Plan Policies LP2, LP24 and LP35.

3 – Impact on residential amenity:

Section B and C of Policy LP24 of the Kirklees Local Plan states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Further to this, Paragraph 135 of the National Planning Policy Framework 2024 states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principles 3-6 of the Kirklees Householder Extensions and Alterations SPD sets out expectations for alterations to properties to ensure high quality residential amenity.

With regards to privacy, it is considered that the additional window on the ground floor would look onto the access track and would not overlook any neighbouring properties and therefore would not cause any further impact than the windows which already exist at the property. There would be no additional bulk or massing to lead to overshadowing and overbearing concerns.

Therefore, there will be no significant impact to residential amenity as a result of the works.

Future Occupiers

With reference to Key Design Principle 7 of the House Extensions and Alterations SPD, the site does not have an existing private amenity space available to future and present occupiers nor can it supply one. The occupancy of the building would not be increased with additional bedrooms and therefore it is recommended that this be a neutral impact taking into account site constraints with no additional adverse impacts.

The proposal would therefore be in general conformance with LP24b of the Local Plan and the principles relating to residential amenity of the House Extensions and Alterations SPD.

4 – Impact on highway safety:

There are no additional bedrooms proposed and parking would remain unaffected at the site.

Therefore, proposal would be in accord with Policies LP21 and 22 of the Local Plan, Key Design Principle 15 –16 of the House Extensions and Alterations SPD, KC Highway Design Guide SPD and Chapter 9 of the NPPF.

5 – Other matters:

Climate Change

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 small scale alterations are considered to comply with the climate emergency requirements and the climate change statement submitted as part of this application is deemed acceptable.

Biodiversity

Whilst considering Biodiversity, Key Design Principles 12 –13 of the House Extensions and Alterations SPD, and LP 30 and LP 33 of the Kirklees Local Plan is relevant.

Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest and therefore considered unlikely that the proposals would have an impact on the bat population. An informative has been provided however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

Holiday let

Representations have raised concerns that the barn will become a separate dwelling however this application is only for the matters of alterations to the attached building to extend living accommodation, installation of replacement

doors and windows, external and internal alterations. No new bedrooms are proposed, and a separate application would be necessary for the barn to be made into a separate dwelling.

6 – Representations:

Four representations were received raising the following comments:

Use of the site:

- The site is an air bnb and the works will increase the number of guests.
- Concerns that the plans will result in a new standalone or separate dwelling.
- Parking and bin storage concerns if it is to be a separate dwelling.
- Concerns about fire regulations.

Overlooking:

- The opening up of the window would look onto a public footpath

Ownership and plans:

- The Location Plan and associated Certificate B confirmations are inadequate.
- The applicants do not own part of the site.
- The climate change statement is not sufficient.

Other:

- The proposed door would open onto the parking area and lane to the front.
- There is a tree located to the side of the access lane which may be affected.
- More detail is needed for the plans.

Officer Response:

It is considered that the Location Plan and Climate Change Statement are sufficient for the application and that sufficient evidence has been provided that notice has been served on appropriate residents. In the event that planning permission be approved, a note will be attached to any grant of permission stating that the applicant should be aware that Planning Permission does not override legal covenants on properties or Private Rights of Way as these private matters fall outside the remit of the Local Planning Authority. Applicants are reminded that they ensure that the relevant land ownership should be respected and that that the works carried out is lawful. The proposed door and window location are considered acceptable and it is noted that there are no protected trees within close proximity to the site.

This application is only for the matters of alterations to the attached building to extend living accommodation, installation of replacement doors and windows, external and internal alterations. No new bedrooms are proposed, and a separate application would be necessary for the barn to be utilised into a separate dwelling.

7 – Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF 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. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

Approve

Decision Authorisation - Delegated Powers

Application Number: 2025/90635

Officer Recommendation: Approve

Conditions and Reasons

This Decision Notice should be read in conjunction with Decision for the associated Listed Building Consent application reference: 2025/90636

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

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 or the 2025/90636 Listed Building Consent's permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted, to retain the significance of designated heritage assets and to accord with Policies LP01, LP02, LP21, LP22, LP24 and LP35 of the Kirklees Local Plan, Key Design Principles 1– 17 of the Council’s House Extensions & Alterations Supplementary Planning Document, and Policies within Chapters 2, 12, 14 and 16 of the National Planning Policy Framework

3. The new window proposed on the southwest side elevation as shown on plan (00)_200 shall have stone surrounds to match the window above, using natural local stone, to match existing in terms of type, size, colour, textures, finish and retained thereafter.

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.

4. The new window proposed on the southwest side elevation as shown on plan (00)_200 shall be constructed of timber and finished to match the existing window and shall be recessed to match existing or by 100-150mm and retained thereafter.

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.

5. The new door proposed on the southeast front elevation as show on plan (00)_200 shall be constructed of timber to be vertically board timber and will be recessed by 100-150mm and retained thereafter.

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.

6. Any new vents for the bathroom shall be fitted flush with the wall and shall be finished in a stone colour and retained thereafter.

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.

7. The insulation to the proposed storeroom and bathroom/w/c shall be insulated in permeable material and retained thereafter.

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.

NOTE: Whilst the grant of planning permission is given, the applicant should be aware that Planning Permission does not override legal covenants on properties or Private Rights of Way as these private matters fall outside the

remit of the Local Planning Authority. Applicants are reminded that they ensure that the relevant land ownership should be respected and that that the works carried out is lawful.

NOTE: The site is located within the Kirklees Bat Alert Layer and there is an increased potential for roosting bats. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site, development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	PP-13355841v1	-	01/07/2025
Existing Ground Floor Plans	(00)_100	-	10/03/2025
Existing First Floor Plans	(00)_101	-	10/03/2025
Proposed Elevations	(00)_200	-	17/06/2025
Proposed Ground Floor plans	(01)_100	-	10/03/2025
Proposed First Floor Plan	(01)_100	-	10/03/2025
External Pipework on Proposed Ground Floor Plan	(01)_100	-	28/01/2026
External Pipework on Ordnance Survey	SE1310SE	-	28/01/2026
Design and Heritage Statement	-	-	10/03/2025
Conservation/Heritage Statement	-	-	10/03/2025
Climate Change Statement	-	-	18/06/2025
Application Form	-	-	29/04/2025

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. The applicant was contacted to clarify the location of external pipes and ensure all relevant parties were notified.

28th January 2026

Report Dated: