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:	**2025/65/90817/W**
Site Address:	1, Bank End, Bolster Moor, Huddersfield, HD7 4JN
Description:	Listed Building Consent for removal of existing flat roofed porch and erection of stone built porch with window and pitched stone slate roof, reinstatement of original 3 light mullioned window, stone flags to area under reinstated window, reopening of walled up window on first floor gable end, internal refurbishment to address damp and insulation issues and removal and replacement of existing concrete floor
Recommending Officer:	Sheena Campbell

DECISION – 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.

Helen Bower

AUTHORISED OFFICER

Date: 23-May-2025

Officer Report

Site Description
1 Bank End is an early to mid C19 end-terrace of 6. Hammer dressed stone. Pitched stone slate roof. Stone brackets (No 1 has coped gable).
Description of Proposal
The applicant proposes removal of existing flat roofed porch and erection of stone built porch with window and pitched stone slate roof, reinstatement of original 3 light mullioned window, stone flags to area under reinstated window, reopening of walled up window on first floor gable end, internal refurbishment to address damp and insulation issues and removal and replacement of existing concrete floor. The slimlite double-glazed units will have a 8mm gap.

History of negotiations / amendments received

The applicant obtained advice from the Conservation Officer before the application and as an executor has submitted his own plans to agree the principle but will appoint a quality contractor to undertake the actual works.

Relevant Planning History
2018/92575 - Listed Building Consent for replacement mullions – Consent Granted
1986/04213 – Listed Building Consent for alterations to first floor window– Consent Granted
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 pre-dates 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 proposed alterations include the replacement of the existing large porch with single glazed windows which is in poor condition. The proposed replacement porch and new mullion windows will incorporate double glazed units with a 8mm gap. These measures will improve the thermal performance of the porch and windows. There is an issue of the embodied energy lost using replacement materials but overall it is felt the proposal complies with the climate emergency requirements.

Consultation Responses

Officer report has been compiled by the Senior Conservation and Design Officer.

Representations

The application has been publicised with a site notice and a press notice.
Date site notice expired: 16/5/2025
Publicity expiry date: 16/5/2025

There have been two letters of support from neighbours

Policies

The building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) applies. This 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 is 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 20 December 2023, 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
Chapter 16 Conserving and enhancing the historic environment

Assessment

The applicant proposes the replacement of an inappropriate front porch extension and replacement with a more appropriate smaller porch to match others in the row of terraces. The double-glazed units will have a 8mm gap.

This is a small stone end terrace and the proposed alterations will be an enhancement.

The inappropriate large porch will be reduced in size and will incorporate a lean-to roof with stone slates and coursed natural stone plinth. The door will be vertically boarded with a small top window, and a side window in the porch. The missing 3 light stone mullion windows will be reinstated to the front

elevation but with slimlite double glazed timber windows. A window on the end gable will be reinstated with timber double glazed windows. Stone flags will be laid at the front. Internally a concrete floor will be removed to deal with damp issues and allow more breathability of materials. Overall the property will benefit from enhancements to reinstate features more compatible with the original design.

Conclusion
Paragraph 205 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 208 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."

The replacement of the inappropriate porch and reinstatement of 3 light mullion window is an enhancement of the current arrangement.

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.

As the existing porch details are inappropriate it is considered that the architectural and historic interest of the listed building will be preserved and enhanced.
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).

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the works proposed will be an enhancement therefore the application is recommended for approval.
Recommendation Grant Consent

Decision Authorisation - Delegated Powers
Application Number – 2025/90817
Officer Recommendation – Grant Consent

Conditions and Reasons:
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.

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 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.

3. The new 3 light mullion window shall be constructed with natural stone lintels, sills, jambs and mullions to match the size, and design exactly of the windows at No. 3 and No. 5 Bank End. The natural stone shall not be painted.
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. Prior to the commencement of development a sample of the proposed stone shall be approved in writing by the Local Planning Authority.
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 window in the first-floor end gable will either have a central stone mullion or be divided into 2 timber mullion windows, to be either fixed light or side hung casements (not top opening).
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. New windows shall be fixed light or side hung casements in timber slimlite double glazed units with an off-white painted finish. Opening casements shall be set flush with the frames with butt hinges and traditional window stays (friction hinges shall not be permitted). All double-glazed units shall be slim in section, with up to an 8mm gap with black spacer bars. Visible trickle vents shall not be permitted and all new window frames shall be set back in the

reveals by 100-150mmm and not fitted flush with the external wall. The works shall then be carried out in complete accordance with the approved details.
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 new door shall be constructed of vertically boarded timber to be given a dark paint finish, with a natural stone lintel above.
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.

8. The porch roof slope shall be covered with natural stone slates to match the house roof as closely as possible on a breathable membrane.
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.

9. The external walls of the new porch shall be constructed in coursed hammer dressed natural stone to match that of the house in terms of colour, size, texture coursing and joint thickness.
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.

10. All pointing shall use an appropriate lime mortar specified for the joint thickness and stone type and shall match the colour of the stone. The pointing shall be finished flush or slightly recessed.
Note: Weatherstruck, strap or ribbon pointing is not permitted.
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.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Heritage Statement			25 March 2025
Existing Elevations			2 April 2025
Proposed Elevations			2 April 2025
Existing and Proposed Floor Plans			2 April 2025
Location Plan			25 March 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 2015 and otherwise actively engaged with the applicant in dealing with the application. Negotiations have taken place over the impact of the proposals on the character and significance of the listed building. These discussions led to the submitted plans and information which accurately mirror those negotiations and are felt to be acceptable.

Report Dated:	22 May 2025