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:	**2025/65/90985/W**
Site Address:	Fletcher House Farm, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ
Description:	Listed Building Consent for part conversion of part derelict space in farmhouse to create two storey dwelling with replacement door and windows
Recommending Officer:	Kerri Simpson

DECISION – REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 02-Dec-2025

Officer Report

2025/90985 - Fletcher House Farm, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ

Site Description

The application site relates to a two-storey building, which forms part of the Grade II Listed No.27 Lumb Lane. The site forms part of the wider Fletcher House Farm, a historic farmstead (including curtilage-listed structures), comprising the main house and a range of associated agricultural outbuildings.

Listing description:

'LUMB LANE 1. 5113 (South Side) Almondbury SE 1613 49/54 Fletcher House II 2. C17, but after 1634, as on Senior's Map of Almondbury Parish it is not shown, and the area is marked "Isaack Wormall's ffre Land." Timber-framed. 3½ bays. West end rubble. Centre hammer-dressed stone on ground floor, red brick on 1st floor. East end rubble on ground floor, red brick on 1st floor. Rear hammer-dressed stone on ground floor, tile-hung on 1st floor. Pitched stone slate roof. 2 storeys. Ground floor has one modern bay window, one tripartite casement and one 4-light stone mullioned casement. 1st floor has 4 casements (2 with chamfered surrounds) and two 2-light stone mullioned casements. Rear has two 2-light stone mullioned casements on 1st floor, and one 3-light stone mullioned window on ground floor. Massive king post trusses, arch braced, with (in at least one case) studs parallel to the rafters.'

Description Proposal

The application is for Listed Building Consent for the following proposed works:

- Replacement and reinstatement of windows and doors in timber with slim-profile heritage glazing
- Insulation upgrades (wood fibre and limecrete)
- New timber staircase and internal partitions
- Replastering with lime products
- Salvage and reuse of joinery

History of negotiations / amendments received

No negotiations or amendments were necessary.

Relevant Planning History

Ref: 2025/90984
Description: Part conversion of part derelict space in farmhouse to create two storey dwelling with replacement door and windows
Decision: Under Consideration

Ref: 2005/92436
Description: Listed Building Consent for Installation and Refurbishment of Windows
Decision: Consent Granted (01.08.2005)

Ref: 96/90867
Description: Installation of cesspool and formation of hardstanding
Decision: - Granted Under Reg.3 General Regulations (24.05.1996)

Consultation Response

KC Conservation Team – No objection subject to conditions requiring large scale details of new or replacement windows/doors, material samples, details of any external vents, flues or extracts, a method statement for the repair and repointing of stonework and painted timber joinery.

West Yorkshire Archaeological Advisory Service– No objection subject to a condition to secure a written scheme of archaeological investigation (WSI) prior to the commencement of development.

Case Officer Comments:

Comments from KC Conservation Team and West Yorkshire Archaeological Advisory Service were received under planning application reference number 2025/90984.

Representations

This application was advertised by site notice and press notice. Final publicity date expired on 20th June 2025.

No representations were received.

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 20th December 2024, 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 and beautiful places
Chapter 16 - Conserving and enhancing the historic environment

Assessment

Paragraph 208 of the NPPF sets out that, *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal".*

Paragraph 210 of the NPPF 2024, sets out that *"In determining applications, local planning authorities should take account of:*

a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

a) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

b) *the desirability of new development making a positive contribution to local character and distinctiveness".*

In accordance with Paragraphs 212 and 213 of the NPPF 2024, great weight is to the conservation of heritage assets, and any harm must be clearly justified.

Paragraph 215 of the NPPF states *"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 66 (1) 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 or, as the case may be, the Secretary of State 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.

Section 72 (1) requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The building proposed for conversion is of a traditional construction and forms part of a Grade II Listed Building. According to the listing description, its significance derives from its traditional 17th century vernacular form, coursed stone construction, symmetrical frontage with regular fenestration, and the survival of key architecture features including the stone slate roof and chimney stacks. The attached building reflects the agricultural heritage and historic rural character of the area, contributing to the local historic landscape.

The submitted Heritage Statement identifies the buildings architectural and historic interest as being largely intact, with significance primarily located in the original external envelope, traditional window proportions, and surviving internal layout. The modern interventions (e.g some non-orginal windows and internal partitions) are identified as detracting from its special interest.

The proposed works as specified above, would preserve the character of the listed building by restoring lost features, removing unsympathetic modern additions, and securing its long-term use. The Councils Conservation Officer concurs with this view and raised no objection, subject to the following conditions:

- A building and photographic archaeological recording Condition is needed by an appropriate archaeological contractor see comments from WYAS for this derelict timber framed 17th Century cottage, before conversion to a 2 bedroom cottage.

- The roof slopes shall be covered with natural stone slates and laid in diminishing courses on a breathable membrane. Existing stone slates shall be re-used, and any replacement slates required shall match the existing. Slates shall not be turned.

- The gutters shall be cast iron/timber of an ogee profile. They shall be supported by stone corbels/metal brackets and shall not be fixed to a timber fascia.

- Details of the repair methods for the structural timbers shall be submitted to and approved in writing by the Local Planning Authority prior to commencing repairs. The works shall then be carried out in complete accordance with the approved details.

- New windows shall be fixed light or side hung casements in timber with a paint colour finish (to be agreed in writing). All slim double-glazed units shall have 4mm glass with an 4mm gap with through glazing bars, with black spacer bars. Opening casements shall be set flush with the frames

with butt hinges and traditional window stays (friction hinges shall not be permitted) and all new window frames shall be set back in the reveal by 100-125mm and not fitted flush with the external wall. Visible trickle vents shall not be permitted. Obscured glazing shall have a plain etched finish and not be in patterned glass.

- Notwithstanding the details provided, new external doors shall be constructed in timber with a painted finish. All double-glazed units shall be slim in section, with 4mm glass and a 4mm gap with black spacer bars. All new external door frames shall be set back in the reveal by 100-150mm and shall not be fitted flush with the external wall.

- No works to install external extractor vents, heater flues, meter boxes, burglar alarms, and external lights shall take place until full details have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.

- All pointing shall use an appropriate lime mortar specified for the joint thickness and stone/brick/tile type and shall match the historic mortar (from deep within the joints) in terms of mix, aggregate and colour. The pointing shall be finished flush or slightly recessed. Note: Weatherstruck, strap or ribbon pointing is not permitted. No power tools shall be used to remove the existing mortar and the joints shall not be widened.

- All insulation, internal plaster and paints shall be breathable products and methods

Notwithstanding the conclusion that the proposed works would result in less than substantial harm to the significance of the listed building, and such harm would ordinarily be outweighed by the public benefits associated with securing its long-term viable use, those public benefits cannot be delivered in the absence of an acceptable full planning permission.

The works proposed under this Listed Building Consent application are entirely dependent on, and inseparable from, the implementation of the associate full planning application ref 2025/90964, which seeks the residential conversion of this element of the building into a single family dwellinghouse. That application is recommended to be refused on the grounds of inadequate access, insufficient waste management details, and the absence of a Preliminary Bat Roost Assessment.

As the purpose of the Listed Building works is solely to facilitate a scheme that does not have planning permission and cannot lawfully proceed, the Local Authority cannot conclude that the works are necessary, justified, or entirely appropriate in isolation. To grant Listed Building Consent in these circumstances would risk enabling a piecemeal intervention into the historic fabric of the building without any secured or coherent end use, contrary to the

statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Accordingly, the Local Planning Authority concludes that the proposed works lack standalone justification and therefore do not meet the tests set out in the 1990 Act, paragraph 213 of the NPPF or Policies LP24 and LP35 of the Kirklees Local Plan.

Recommendation: Refuse Consent

Decision Authorisation - Delegated Powers
Application Number: 2025/90985
Officer Recommendation: Refuse Consent

Reasons for Refusal:

1. The proposed works are reliant on the implementation of an associated full planning application for residential conversion. In the absence of an acceptable scheme for the building's re-use, the proposed interventions to the listed fabric are not considered to have adequate standalone justification. The Local Planning Authority cannot be satisfied that the works are necessary, appropriate, or preserve the building's special architectural or historic interest, contrary to the statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act, Paragraph 213 of the National Planning Policy Framework 2024, and Policies LP24 and LP35 of the Kirklees Local Plan.

2. In the absence of planning permission for the associated conversion, the proposed works would enable piecemeal intervention into the historic fabric of the Grade II listed building without any secured end use or public benefit. This would result in unjustified harm to the special interest of the heritage asset, contrary to Chapter 16 of NPPF and Policy LP35 of the Kirklees Local Plan.

Plans and specifications schedule: -

Plan Type	**Reference**	**Version**	**Date Received**
Location Plan	31/2503/001	Rev A	18/06/2025
Existing Detailed Layout Site Plan	31/2503/003	Rev A	18/06/2025
Existing Drawings	31/2503/005		08/04/2025
Existing Sections AA and BB	31/2503/006		08/04/2025
Existing Photos	31/2503/004		08/04/2025
Site Block Plan	31/2503/002	Rev A	18/06/2025
Proposed Drawings	31/2503/007		08/04/2025
Proposed Sections AA and BB	31/2503/008		08/04/2025

Plan Type	Reference	Version	Date Received
Internal Works	31/2503/009		08/04/2025
External Door Replacement	31/2503/010		08/04/2025
External Window Replacements	31/2503/011		08/04/2025
Climate Change Statement			23/04/2025
Climate Change Statement (2)			23/04/2025
Planning Statement			08/04/2025
Design and Access Statement			08/04/2025
Heritage Statement			08/04/2025

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. No amendments or negotiations were required for this scheme.

Report Dated: 02/12/2025