Planning (Listed Buildings and Conservation Areas) Act 1990

REFUSAL OF LISTED BUILDING CONSENT

Application Number: 2025/65/90985/W

To: Kenneth Okafor-Anene,
StudioKAZAAD
Bartle House, 9, Oxford Court
Manchester
M2 3WQ

For: R Airey

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been refused for the execution of the works referred to:-

LISTED BUILDING CONSENT FOR PART CONVERSION OF PART DERELICT SPACE IN FARMHOUSE TO CREATE TWO STOREY DWELLING WITH REPLACEMENT DOOR AND WINDOWS

At: FLETCHER HOUSE FARM, LUMB LANE, ALMONDBURY, HUDDERSFIELD, HD4 6SZ

In accordance with the plan(s) and applications submitted to the Council on 22-Apr-2025. The reasons for the Council's decision to refuse consent for the development are:

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
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.

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at the Planning Inspectorate website. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website. You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: **02-Dec-2025**

Signed:

David Shepherd
Executive Director for Place

Application Plans

The decision notice indicates which plan/s relate to the decision.

Plans can be viewed on the Planning and Building Control web site

If a paper copy of the decided plan is required please email:

dc.admin@kirklees.gov.uk

or telephone (01484) 414746 with the application number.

There may be a charge for this service.

Address to which all communications should be sent:

Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL