

# **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:         | <b>2025/65/91026/W</b>                              |
| Site Address:         | 5, Bank End, Bolster Moor, Huddersfield, HD7 4JN    |
| Description:          | Listed Building Consent for erection of front porch |
| Recommending Officer: | Joshua Merriman                                     |

#### **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.**

John Holmes

***AUTHORISED OFFICER***

**Date: 23-Jun-2025**

## **Case Officer Report – 2025/91026**

### **Site**

The application site refers to Grade II Listed 5, Bank End, Bolster Moor, Huddersfield, HD7 4JN. The property forms part of a terraced row of houses, and has the following listed description:

*“Early to mid C19. Terrace of 6. Hammer dressed stone. Pitched stone slate roof (No 1 bitumen covered). Stone brackets (No 1 has coped gable). Two storeys. East elevation (each dwelling): Ground floor: entrance with stone surround (recent porch to Nos 3 and 6); one 3-light stone mullioned window (windows to No 2 enlarged). (No 1 has altered ground floor with glass extension.) First floor: one 6-light stone mullioned window (to Nos 3, 4, 5 and 6); one 7-light stone mullioned window (to No 2); one 6-light stone mullioned window (2 mullions removed) (to No 1); continuous pronounced sill band. North gable: stone, single storey extension. West elevation: Ground floor: various single lights. First floor: various 2 and 3-light stone mullioned windows.”*

### **Proposal**

The application requests Listed Building Consent for the erection of a front porch.

The front porch is proposed to project 1.4m from the front elevation of the existing building, with a width of 2.1m, maximum height of approximately 3.15m, and an eaves height of 2.5m, as confirmed by the applicant.

The application site is located in the Green Belt, as well as within a bat alert layer and twice buffer.

### **Relevant Planning History**

2019/92357 – Listed Building Consent for installation of ground floor door and internal alterations – Consent Granted.

2019/92433 – Installation of ground floor door and internal alterations (Listed Building) – Withdrawn.

2019/93342 – Discharge conditions 3 and 4 (doors) on previous permission 2019/92357 for Listed Building Consent for installation of ground floor door and internal alterations – Discharge of Conditions Approved.

### **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 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 proposals will have small scale climate change implications by improving the thermal efficiency of the building to some extent.

### **Public/Members Response**

The application has been publicised as affecting the setting of a Listed Building and PRow COL/60/30, on the Council's website, by site notice, and by press advertisement.

The publicity period for this application expired on 14/06/2025.

### **Letters of Support**

The following summarised letters of support have been received for this application:

- This would improve the look of the area.

*Officer Comment: Noted.*

- The proposal is entirely appropriate in the context of other properties at Bank End.

*Officer Comment: Noted.*

- The proposal looks very attractive and will enhance the appearance of the row of cottages and is in keeping with other properties.

*Officer Comment: Noted.*

### **Consultations**

None deemed necessary in this case.

### **Kirklees Local Plan Policy**

LP1 – Achieving Sustainable Development

LP2 – Place Shaping

LP24 – Design

LP35 – Historic Environment

### **National Policies and Guidance**

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'.

National planning policy and guidance are 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.

- Chapter 2    Achieving Sustainable Development
- Chapter 12    Achieving well-designed places
- Chapter 16    Conserving and enhancing the historic environment

## **Assessment**

5 Bank End is an example of a early to mid 19<sup>th</sup> Century two-storey terraced home faced in hammer-dressed stone, with a pitched stone slate roof and mullioned windows. There is also presence of stone brackets, a stone surround to the entrance, and a continuously pronounced sill band at the dwelling.

As set out in the application forms, the proposed front porch will be faced in hammer dressed natural stone, using sawn natural stone mullions, stone slate roof tiles, timber window frames and external door (colour to match existing), all of which will match the existing building and therefore considered not to significantly impact the historic value of the Listed Building.

Paragraph 207 of the NPPF states that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*

Paragraph 208 of the NPPF goes on to state 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 212 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.”*

*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.*

A number of porch features of a similar size and scale are upon this elevation of the terrace to neighbouring dwellings. The proposal would be of a similar design to those which are in place to the neighbouring properties.

The row of properties are listed, the development would be viewed in the context of the previous additions and as a result of the design being in keeping with that of the existing additions to neighbouring properties it is considered that subject to condition requiring the materials of construction to match the proposal would not have a harmful impact in this case taking account of the context within which it would be viewed.

In conclusion, it is considered that the proposed front porch will cause no harm to the host property and is therefore considered acceptable subject to condition.

## **Recommendation – Grant Consent**

**Decision Authorisation** - Delegated Powers

**Application Number:** 2025/91026

**Officer Recommendation:** Grant Consent

## **Conditions and Reasons:**

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 to ensure the satisfactory appearance of the development on

completion to retain the significance of the designated heritage asset and to accord with Policies LP1, LP2, LP24 & LP35 of the Kirklees Local Plan, as well as policies within Chapters 12 and Chapter 16 of the National Planning Policy Framework.

3. The external walls and roofing materials of the development hereby approved shall in all respects match those used in the construction of the existing building, with any doors and windows being constructed using timber and faced in a colour finish to match the original building. The materials of construction and colour finishes shall be thereafter retained for the lifetime of the development.

**Reason:** In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

**NOTE:** This decision relates to listed building consent only.

Plans and Specifications Schedule:

| Plan Type                        | Reference                            | Version | Date Received |
|----------------------------------|--------------------------------------|---------|---------------|
| Location Plan                    | -                                    | -       | 11/04/2025    |
| Grouped Plans and Elevations     | Titled 'Proposed new entrance porch' | -       | 11/04/2025    |
| Application Forms                | -                                    | -       | 11/04/2025    |
| Photos General                   | Front 1                              | -       | 11/04/2025    |
| Photos General                   | Front 2                              | -       | 11/04/2025    |
| Photos General                   | Appendix 3 Row                       | -       | 11/04/2025    |
| Design and Access Statement      | Appendix 2                           | -       | 11/04/2025    |
| Conservation/Heritage Assessment | Appendix 4                           | -       | 11/04/2025    |
| Appendix 5 Location              | -                                    | -       | 11/04/2025    |

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 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. Following assessment of the submitted details the proposals are considered acceptable.

Report

20/06/2025

Dated: