

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:	2025/44/91091/W
Site Address:	Carr Farm, Upper Gate, Hepworth, Holmfirth, HD9 1TG
Description:	Discharge of details reserved by condition 4 (windows finish) on previous permission 2023/90043 for Listed Building Consent for erection of single storey extension with associated works and solar panels (Listed Building within a Conservation Area)
Recommending Officer:	Joshua Merriman

DECISION – DISCHARGE OF CONDITION APPROVED

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: 04-Jun-2025

DISCHARGE OF CONDITIONS

Reference No. 2025/91091

Site Address: Carr Farm, Upper Gate, Hepworth, Holmfirth, HD9 1TG.

Proposal: Discharge of details reserved by condition 4 (windows finish) on previous permission 2023/90043 for Listed Building Consent for erection of single storey extension with associated works and solar panels (Listed Building within a Conservation Area).

The merits of the application have previously been assessed under reference 2023/90043 and permission granted for Listed Building Consent for erection of single storey extension with associated works and solar panels (Listed Building within a Conservation Area).

The applicant is now seeking to discharge Condition 4 on previous permission 2023/90043.

ASSESSMENT

Condition 4 (Windows Finish)

4. The replacement windows frames shall be of timber construction with a painted finish. Mouldings, timber sections and glazing shall be of a traditional design, details of which (to be shown at a scale of 1:20) shall be submitted to and approved in writing by the Local Planning Authority before any new windows frames are installed. The works shall be completed in accordance with the approved details before the development is first occupied and thereafter retained as such.

Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

Assessment of Condition 4

As part of this application the following has been submitted: -

- Application Form
- Drawing titled '1:20 and 1:10 Window and Door Details' - 19-02-(PL)007-A
- Drawing titled 'Proposed Floor Plans' - 19-02-(PL)001 -F

Following an informal consultation with KC Conservation & Design, they confirm the window finish detailed is considered acceptable and meets the

requirements of condition 4 setting out an acceptable scheme within the details submitted.

Taking account of the response of the Conservation and Design Team and the detail submitted it is considered that the submitted scheme accords with the requirements of condition no.4 and the scheme which is set out has an acceptable appearance and would contribute to sustaining the architectural significance of the listed building. Therefore it is recommended condition no.4 is discharged.

It is therefore concluded that the scheme submitted for Condition 4 is acceptable, in accordance with Policy LP35 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

DECISION LETTER TEXT

Condition 4:

You have submitted the following: -

- Application Form
- Drawing titled '1:20 and 1:10 Window and Door Details' - 19-02-(PL)007-A
- Drawing titled 'Proposed Floor Plans' - 19-02-(PL)001 -F

The scheme submitted is acceptable to enable the discharge of Condition 4 and this condition is therefore discharged. It is a requirement of this condition that the works are completed in accordance with the approved details before the development is first occupied and thereafter retained as such.