

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:	2025/65/91200/W
Site Address:	1, Flush House Lane, Holmbridge, Holmfirth, HD9 2QY
Description:	Listed Building Consent for installation of fire rated steel oil tank
Recommending Officer:	Joshua Merriman

DECISION – GRANT LISTED BUILDING CONSENT

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 21-Jul-2025

Officer Report – 2025/91200

Site

The application site refers to 1, Flush House Lane, Holmbridge, Holmfirth, HD9 2QY, a two-storey semi-detached property faced in natural stone, with a pitched gable tiled roof. The application property lies in a relatively uniform street scene, being surrounded by properties of a similar size, scale, character, appearance, and age. Furthermore, the application dwelling benefits from a hard-standing parking area to the side, as well as amenity and garden space to the rear. The property has the following listed description:

“Early C19. Hammer dressed stone. Stone slate roof with moulded stone brackets. Two storeys. South-east elevation: No 5: 3 bays, central doorway one 4-light and one 3-light deep stone mullioned window. First floor has three 3-light stone mullioned window. First floor has three 3-light stone mullioned windows. No 3: one 3-light stone mullioned window to each floor. No 1: 2 entrances, modern porch, one 4-light stone mullioned window, and one small single light. First floor has two 3-light stone mullioned windows each with one mullion removed. North-west elevation: entrance to Nos 3 and 5. First floor has two 3-light stone mullioned windows one with one mullion removed, and 2 single lights (one later).”

Proposal

The application requests Listed Building Consent for the installation of a fire rated steel oil tank (Listed Building).

The tank is proposed to be located at the North East of the property.

The application site is allocated in the Green Belt within the Kirklees Local Plan (adopted 2019). The site is also located within a Strategic Green Infrastructure Network area, a twice buffer, and is a designated Grade II Listed Building.

Relevant Planning History

The most relevant planning history relates to the following planning applications

97/91539 – Listed Building Consent for internal alterations to form new doorway – Withdrawn.

Public/Members Response

The application has been publicised as affecting the setting of a Listed Building, on the Council’s website, by site notice, and by press advertisement.

The publicity period for this application expired on 17/07/2025.

Kirklees Local Plan Policy

LP1 – Achieving Sustainable Development

LP2 – Place Shaping

LP24 – Design
LP30 – Biodiversity and Geodiversity
LP31 – Strategic Green Infrastructure Network
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 19th 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 13	Protecting Green Belt land
Chapter 16	Conserving and enhancing the historic environment

Assessment

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.

1 Flush House Lane is an example of an early 19th Century two-storey semi-detached home faced in hammer-dressed stone, with a pitched stone slate roof with moulded stone brackets and mullioned windows.

Following an informal consultation with KC Conservation & Design there were no objections to the proposal due to its limited scale and obscured siting.

It is therefore concluded that the proposed development to 1 Flush House Lane is acceptable.

Recommendation – Grant Consent

Decision Authorisation - Delegated Powers

Application Number: 2025/91200

Officer Recommendation: Grant Consent

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.

1. 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 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
Location Plan	PP-13977745v1	-	29/05/2025
Block Plan	-	-	29/05/2025
Grouped Plans and Elevations	SK-01	-	29/05/2025
Application Forms	-	-	29/05/2025

Supporting Statement	-	-	29/05/2025
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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 Dated: 17/07/2025