

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:	2025/65/91226/W
Site Address:	Bradley Hall, Lower Quarry Road, Bradley, Huddersfield, HD2 1FN
Description:	Listed Building Consent for Extensions and alterations of the building including the formation of new openings, unblocking of existing openings, replacement roof covering, installation of new fenestration, internal alterations and associated works
Recommending Officer:	Kerri Simpson

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: 06-Mar-2026

Officer Report

2025/91226 - Bradley Hall, Lower Quarry Road, Bradley, Huddersfield, HD2 1FN

Site Description

The application site comprises approximately 1.6ha of land on the northern side of Lower Quarry Road. The site contains a Grade II listed former cottage/longhouse with attached barn and associated land. The existing building is in a poor state of repair, with evidence of historic alteration and unsympathetic patchwork repairs. The wider site appears to be in some active commercial use; however, it is acknowledged that this is likely unlawful.

The land slopes down from the south-western boundary adjoining Lower Quarry Road towards the north-eastern edge adjoining the railway line and also falls from north-west to south-east, with Lower Quarry Road sitting below the site level at its north-western edge. Boundaries are generally formed by low stone walls with post-and-wire fencing, and there are groups of trees across the site including a row of mature trees along the north-western boundary.

The surrounding area is influenced by a mix of uses, including the operational Bradley Park landfill to the west, the Huddersfield–Halifax railway line to the north/northeast, and open land to the south with the built-up area of Bradley beyond. The site is accessed from the west via Lower Quarry Road, which links to Leeds Road (A62). There are two Public Rights of Way (PROW) within the vicinity, including HUD/449/10 and HUD/6/10 adjacent the southern boundary.

Summary of Listing description:

'LOWER QUARRY ROAD 1. 5113 Bradley Bradley Hall SE 1721 8/881 II 2. Probably C17, with house body rebuilt in C19. Longhouse type. Hammer-dressed stone. Pitched stone slate roof. C19 red brick extension to north. 2 storeys. Housebody has 3 ranges of stone mullioned casements and door with 4 moulded panels. Barn has segment-headed barn door; 1 (apparently C17) planked door with chamfered jambs and lintel, and 3 1st floor openings with widely splayed embrasures. Another similar to rear. Extension has one range of windows and one of planked doors. Bradley was the southernmost grange of Fountains Abbey: it covered 4,400 acres. Bradley Hall may have been the site of the principal farm.'

Description Proposal

The application seeks Listed Building Consent for internal and external alterations and extension associated with the 'Change of use from dwellinghouse with barn to mixed-use Light Industrial for the production of wood fuel (biomass) and dwellinghouse; the construction of a detached workshop/storage building; extension and alterations to the existing building, formation of new access and other associated works'.

The proposals include the repair, renovation, extension and alteration of the existing Grade II listed building. The submitted information describes works including:

- replacement of the existing profiled metal sheet roof with stone slates;
- rebuilding/repairing and repointing masonry and stonework;
- repair of the brickwork structure at the north-eastern end with vertical timber plank cladding;
- re-opening of existing doors and windows;
- like-for-like replacement of timber windows where relevant;
- installation of new timber doors;
- formation of two new first-floor window openings in the north-west elevation; and the installation of new rainwater goods.
- The scheme also includes the reconstruction of an existing extension/annexe to the south-west gable

History of negotiations / amendments received

No negotiations or amendments were necessary.

Relevant Planning History

There relevant planning history is as follows:

Ref: COMP/24/0060

Description: Unauthorised engineering operations

Decision: Open

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

KC Conservation Team (Written Comments) - No objection, welcoming the proposals in principle as they would bring the Grade II listed building back into active use and help secure its long-term future. The external works are considered broadly acceptable (including the proposed window approach and use of stone slates), with materials samples recommended by condition, and the only noted concern being the proposed timber panelling over brickwork (with a suggestion to consider a more sympathetic finish depending on the brickwork beneath). Internal alterations are minimal and reversible with no objections raised, and the proposed detached workshop is considered acceptable in the setting. Overall, the scheme is considered sympathetic and compliant with Policy LP35, subject to appropriate material controls.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (December 2024).

The application has been publicised as a on the Council's website, press notice and site notice. The expiry date of the publicity period was the 6th September 2025.

There were no public letters of representation 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;*
- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *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.

The proposal seek a number of alterations to the historic fabric to facilitate the change of use from a dwelling with a barn to a mixed-use light industrial unit with a dwelling house. The alterations area largely limited in extent and largely confined to repair, reinstatement and a modest extension that remain closely to the historic form and footprint of the building.

The replacement of the sheet metal roof with natural stone slate would restore a traditional material and significantly enhance the buildings vernacular character. This element would represent a heritage benefit and would preserve and enhance the significance of the asset.

The proposed new opening would be of appropriate proportions and incorporate stone lintel detailing reflecting the established masonry character of the building. The unblocking of historic openings would reinstate elements of the buildings historic form. Whilst the formation of new openings would introduce limited intervention into the masonry, the impact would be modest and would not materially harm the buildings overall significance. The installation of new timber windows and doors would reflect the traditional material character of the building.

The existing building has a small derelict extension to the south-western gable end. Part of the works would replace this with a new two storey structure that would be both lower in height and set back from the main barn, allowing this element to be read as a later addition. The use of reclaimed stone would be appropriate, although it is recommended that samples are submitted to the

Local Planning Authority prior to its construction to ensure compatibility with the existing stonework

Internal works would be limited to formalising rooms and would not involve the removal of significant historic fabric. The longhouse hierarchy would remain legible, preserving the significance of the asset.

The timber cladding to the northeastern gable has been installed and was assessed on site. The cladding is confined to a later element of lesser heritage significance and does not affect the principal stone elevations or historic openings. In wider views, the timber boarding reads as a contemporary intervention that remains subservient to the dominant stone longhouse form. Whilst it alters the appearance of the brick extension, the impact is limited and does not undermine the character or significance of the primary historic fabric. The harm arising from this element is considered low and falls within the lower end of less than substantial harm.

The identified harm relates to the timber cladding applied to the C19 extension and is assessed as being on the lower end of less than substantial harm. The proposal as a whole would secure a viable long-term use of the building, reinstate a traditional stone slate roof, and support the long-term conservation of a designated heritage asset. These public benefits outweigh the limited harm identified. It is therefore considered that the proposal would be in accordance with Paragraph 215 of the National Planning Policy Framework (December 2024).

To ensure that the works preserve the special architectural and historic interest of the Grade II Listed Building, the following conditions are recommended:

- Time Limit
- Approved plans
- Natural stone slate roofing
- Reclaimed natural stone and matching mortar to extension
- Stone lintels and masonry making good to new and altered openings
- Timber windows and doors only
- Retention and protection of historic fabric during works

These conditions are necessary to ensure that the works preserve the special architectural and historic interest of the Grade II Listed building.

Subject to these conditions, it is considered that the proposal would comply with Policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Recommendation Grant Consent

Decision Authorisation - Delegated Powers
Application Number: 2025/91226

Officer Recommendation: Grant Consent

Conditions:

1. The development shall be begun within three years of the date in which this 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: 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.
3. The approved replacement extension shall be constructed in reclaimed natural stone to match the existing building in size, colour, texture, coursing, bonding and pointing detail.
Reason: To ensure that the extension preserves the architectural character and historic interest of the Listed Building in accordance with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.
4. The replacement roof covering shall be natural stone slate and shall thereafter be retained as such.
Reason: To preserve the character and appearance of the Listed Building, in accordance with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.
5. All new rainwater goods shall be cast metal or aluminium finished in black and shall thereafter be retained as such.
Reason: To preserve the character and appearance of the Listed Building, in accordance with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.
6. All new and altered openings shall be formed with stone lintels and cills to match the existing depth, finish and projection. The surrounding stonework shall be carefully rebuilt and coursed using salvaged or reclaimed stone to match the existing in size, colour, texture and bonding detail.
Reason: To safeguard the historic fabric and preserve the special architectural interest of the Listed Building, in accordance with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

7. Where existing walling is dismantled and rebuilt, the stone shall be carefully taken down and reused. Mortar used in rebuilding and making good works shall be lime-based and shall match the existing mortar in colour and texture. **Reason:** To safeguard the historic fabric of the Listed Building, in accordance with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

8. All new windows and doors shall be constructed in timber and installed in accordance with the approved plans. No alternative materials shall be used without prior Listed Building Consent. **Reason:** To preserve the special architectural interests of the Listed Building, in accordance with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

9. Prior to the installation of any new external plant, ventilation terminals, flues, grilles, pipework or service penetrations affecting the fabric of the listed building, details of their location, size, appearance and method of fixing shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details. **Reason:** To ensure any new plant, ventilation terminals, flues, grilles, pipework or service penetrations are appropriately designed and sited to preserve the special architectural and historic interest of the Grade II Listed Building, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan			19/06/2025
Site Plan	NDP/390/SP		19/06/2025
Existing Plans And Elevation	01		19/06/2025
Proposed Site Plan	05		19/06/2025
Renovated Barn / Cottage Plans And Elevations As Propose	03		19/06/2025
Heritage Statement	2502003	V1	19/06/2025
Structural Appraisal Report	MDL – 9683		19/06/2025

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.

