

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:	2025/44/91273/W
Site Address:	Edgerton Cottage, 15, Edgerton Road, Edgerton, Huddersfield, HD3 3AA
Description:	Discharge of details reserved by condition 3 (joinery details of window 15) on previous permission 2024/93011 for variation condition 2 (plans) on previous consent (ref: 2024/91037) for Listed Building Consent for replacement windows and doors (within a Conservation Area) to add additional window details
Recommending Officer:	Sheena Campbell

**DECISION – CONSENT GRANTED TO DISCHARGE CONDITION 3 FROM
PREVIOUS PERMISSION 2024/93011**

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.

Helen Bower

AUTHORISED OFFICER

Date: 03-Jul-2025

2025/91273 - Officer Report

This application relates to new timber double glazed windows at Edgerton Cottage, Edgerton Road, Huddersfield HD3 3AA – 2024/93011 and 2024/91037. The application seeks to discharge the following condition:

3. Notwithstanding the submitted plans, joinery details of window 15 as shown on plan 2466-D-20-002 – B shall be submitted to the Local Authority for approval in writing. The joinery drawing shall be submitted at a scale of 1:20 and shall include both section and profile details of the proposed window. The works shall be completed in accordance with the details. 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

Assessment

The submitted details have been assessed by the Conservation and Design Officer and are acceptable.

With regards to discharging Condition 3 details have been submitted on Window details, sections and profiles. The condition was imposed to ensure that the detailing of the large arched window does not harm the character and significance of the listed building. The information provided is detailed enough to discharge condition 3 as the details show that the proposed arched window will have slimlite double glazed units with sections at 4mmx4mmx4mm and glazing bars at 22mm and meeting rail at 30mm to the correct design and detailing.

The information provided is detailed enough to discharge condition 3 as it demonstrates the details and sections of the slimlite double glazing.

The Officer considers that the information submitted provides the necessary information to assess the impact upon the character and significance of the listed building and the details are found to be satisfactory.

Decision Text

You have submitted the following information:

- Window design and section details (1 x Sliding Sash – SS39, Job No 1756)

This is acceptable for the purposes of condition 3 of permission 2024/93011. The approved window details shall, from the completion of the works, be retained thereafter.

Report Dated:

1 July 2025
