

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:	2025/44/91400/W
Site Address:	Oldfield Road Farm, Oldfield Road, Honley, Holmfirth, HD9 6RL
Description:	Discharge of details reserved by condition 18 (positioning of flues) on previous permission 2024/91659 for Listed Building Consent for conversion and extension of existing buildings to provide three dwellings including refurbishment of existing farmhouse and demolition of modern farm buildings with associated access and parking arrangements (Listed Building within a Conservation Area)
Recommending Officer:	Edward Cheseldine

DECISION – APPROVE DISCHARGE OF CONDITION 18

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: 28-Aug-2025

Officer Report

2025/91400 – Oldfield Road Farm, Oldfield Road, Honley, Holmfirth, HD9 6RL

Proposal Description

The proposal is for a discharge of details reserved by condition 18 (positioning of flues) on previous permission 2024/91659 for Listed Building Consent for conversion and extension of existing buildings to provide three dwellings including refurbishment of existing farmhouse and demolition of modern farm buildings with associated access and parking arrangements (Listed Building within a Conservation Area)

Condition 18

18. Notwithstanding the approved plans, prior to the installation of flues within Houses 3 and 4, their final positioning 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 and be retained thereafter.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, to preserve and enhance the significance of the Listed Buildings and Oldfield Conservation Area and to accord with Policy LP35 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan and Chapter 16 of the National Planning Policy Framework.

Assessment

The following has been submitted:

- Proposed elevation drawings 253-24-PL01 RevB
- Proposed elevation drawings 253-24-PL02 RevB
- Proposed elevation drawings 253-24-PL03 RevB

For the purposes of the assessment, KC Conservation & Design were consulted regarding the proposed location and design of the chimney flue. They raised no objection to the placement of the proposed chimney flues, due to their size and scale which maintains the agricultural appearance of the buildings. The chimney flues are minimal, with the fixing into roof slates being fully reversible.

It was requested that the chimneys are powder coated in a black colour blending into the building. Amended plans were submitted to identify the flues will be finished in a black colour.

Based on the consultation with KC Conservation & Design, and due to the submission of amended plans identifying the flues as black, the condition can be discharged so long as the installation of the flues accords with the submitted plans and retained thereafter.

Decision Notice Text

Condition 18

The following has been submitted:

- Proposed elevation drawings 253-24-PL01 RevB
- Proposed elevation drawings 253-24-PL02 RevB
- Proposed elevation drawings 253-24-PL03 RevB

Due to the scale, placement and colour of the chimney flues, alongside the advice given by Conservation & Design, Condition 18 can be discharged so long as the details within plans are accorded with and retained thereafter.