

**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:	2025/65/91402/W
Site Address:	10A, Bryan Road, Edgerton, Huddersfield, HD2 2AH
Description:	Listed Building Consent for erection of entrance barrier (within a Conservation Area)
Recommending Officer:	Molly Storer

DECISION – Conditional Full Permission

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.

Danielle Cooper

AUTHORISED OFFICER

Date: 21-Jul-2025

Site Description

The application site relates to 10A, Bryan Road, a building in the curtilage of Grade II Listed Building Stoneleigh House, 10 Byran Road, located in the area of Edgerton, Huddersfield. The property (10A) home to Bridgewood Trust and is used a Horticulture Nursery and Craft Centre. The property has a car park with approximately 15 parking spaces of the side of the property and is accessed from the South from Bryan Road and Stoneleigh Mews.

10A Byran Road is located 35m to the north of Stoneleigh House, the list entry number for which is 1134337. The list entry is as follows:

*BRYAN ROAD 1. 5113 (West Side) Edgerton 25.7.78 Stoneleigh SE 1218 21/276 II 2. Mid C19. Hammer-dressed stone. Pitched tile roof. Elaborately shaped gables. 2 storeys and attics. Picturesque plan. Mullioned and transomed windows, most with pointed relieving arches which have continuous moulded impost. Steep 2-centred arched door in long gabled porch with moulded 2-centred arch: sides have arcades of 3 moulded 2-centred arches on short columns with elaborate foliate capitals. 3-storey tower also with shaped gables on each side, and pyramidal tile roof. Stacks with crocketed cornice and caps with geometrical ashlar ornament. Ripped roofed conservatory to rear. Some time before 1891 the Manchester architect George Faulkner Armitage (1849-1937) was commissioned to add on a billiard room for Henry Martin, with internal joinery of such high quality that it was accorded a double page illustration in *The British Architect* of February 1891. G F Armitage had presumably established a reputation in Huddersfield with his art furniture and interior decoration shown at the 1883 Huddersfield Exhibition, and illustrated in *The Cabinet Maker and Art Furnisher* of 1st September 1883. The billiard room has apparently been altered, but there is much elaborate late C19 joinery inside, which may be by Armitage.*

The property is situated within Edgerton Conservation Area and within a bat alert area.

Description Proposal

The application is seeking Listed Building Consent for the erection of entrance barrier.

This will be located to the south of 10A at the entrance of the car park. A proposed lockable barrier to the car park is proposed to discourage thefts.

This will be a counter weighted, manual barrier, approximately 5m wide.

History of negotiations / amendments received

No negotiations or amendments as part of this application however there were previous discussions prior to this application with Kirklees Council Conservation Team.

It was discussed that the barrier should be plain black to reduce the impact on the conservation area, with warning markings painted onto the barrier in white for safety.

Relevant Planning History

2005/92680 - Listed building consent for erection of extension to existing horticultural nursery building (within a conservation area) – Consent Granted.

2005/92679 - Erection of extension and alterations to existing horticultural nursery building (within the curtilage of a listed building within a conservation area) – Consent Granted.

2004/90125 - Certificate of lawfulness for existing use of land and former coach house and adjoining cottage as day service for adults with learning difficulty (within a conservation area) – Consent Granted.

Climate Change Emergency

On 12th November 2019, the Council adopted a target for achieving ‘net zero’ carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Consultation Response

KC Conservation & Design – informal discussions have taken place with no objections raised subject to colour finish condition.

Representations

The application was advertised by site notice and press notice.

Final publicity date expired: 4th July 2025

No representations were received as a result of the publicity.

Policies

The site is within the curtilage of a Listed Building and within Edgerton Conservation Area.

The building is Grade II curtilage 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 21st July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development.
- Chapter 12 – Achieving well-designed places.
- Chapter 16 – Conserving and enhancing the historic environment.

Legislation

The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990

Assessment

The proposal is for the erection of entrance barrier.

The existing car park of 15 spaces is accessed via a simple 5m wide entrance from Stoneleigh Mews and Bryan Road. The site currently has no security provision to prevent unauthorised access.

The proposed barrier will be manually operated to allow space for visitors to park safely off road at night.

Previous discussions with Kirklees Council Conservation officers it was outlined that the barrier could be supported if the colouring of the barrier was black with

warning markings painted onto the barrier for safety to preserve the setting of the Listed Building and Conservation Area. Therefore, it is considered that the barrier would have minimal impact on the building's historic character.

It is therefore concluded that the proposed development accords with the requirements of 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).

Conclusion

Paragraph 207 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.”

Paragraph 215 of the NPPF states that:

“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.”

This simple intervention is considered to cause less than substantial harm to the setting of the Stoneleigh House and significance of the conservation area by the introduction of a modern barrier. The harm is minimal as this entrance is located away from the buildings which have architectural significance and is mitigated by the colour finish condition and the justification that the erection of a barrier will reduce anti-social behaviour on the site. It is considered that the public benefits of protecting the site from theft outweighs the slight harm caused by this intervention, and the use of neutral colouring will allow the new entrance to blend in with the local vernacular.

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.

The proposed works are minimal and justified, leading to alterations that maintain the character and appearance of the listed building.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

This proposal is considered to preserve the character and significance of the conservation area.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the public benefits of the proposal outweigh the slight harm and is therefore recommended for approval.

Recommendation: Grant Consent

Decision Authorisation: Delegated Powers

Application Number: 2025/91402

Officer Recommendation: Grant Consent

Conditions

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 so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord within the National Planning Policy Framework.

2. Notwithstanding the submitted information the proposed entrance barrier shall be finished in a plain black colour with warning markings painted onto the barrier in white for safety.

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.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Location plan	-	-	21/05/2025
Conservation/heritage assessment	-	-	21/05/2025
Application form	-	-	21/05/2025

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 Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2025 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated: 8th July 2025