

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:	2025/44/91754/E
Site Address:	Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ
Description:	Discharge of details reserved by conditions 7 and 10 (method statement) on previous permission 2021/93007 for Listed Building Consent for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (within a Conservation Area)
Recommending Officer:	Katie Chew

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 17-Feb-2026

Officer Report

Application: 2025/91754

Application Site: Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ

Proposal: Discharge of details reserved by conditions 7 and 10 (method statement) on previous permission 2021/93007 for Listed Building Consent for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (within a Conservation Area).

Assessment:

Condition 7 (Method Statement – Stonework Repair) & Condition 10 (Method Statement – Repair of Historic Roof Timbers (Plots 1-8))

7. Prior to the repair of stonework on the listed buildings and following areas of demolition, a specification showing the extent of repairs, a method statement, and samples of stone and repair mortar shall be submitted to and approved in writing by the Local Planning Authority. All new stone shall match the existing and mortar repairs shall be a close match to the surrounding stone. The works shall be carried out in accordance with the approved specification, method statement and sample materials thereafter.

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.*

10. Details of the repair methods for the historic roof timbers of the hereby approved dwellings (plots 1 – 8) shall be submitted to and approved in writing by the Local Planning Authority prior to commencing repair works. The works shall then be carried out in complete accordance with the approved 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.

In support of Conditions 7 & 10 the following document has been submitted:

- Outline Health & Safety Method Statement – Planning, authored by Manage Construct Achieve Ltd, dated 04/06/2025, received 26/06/2025.

This condition has been reviewed by KC Conservation & Design who have provided the following response in their consultation dated 11/02/2026:

Condition 7 - Method Statement by MCA Construction – Schedule of repairs and specification, checked samples of stone repair and mortar on site – adequate. Condition can be discharged.

Condition 10 - Method statement adequate, when also read alongside comprehensive documents submitted with 2025/90824 including Structural reports, justifications, plans and previous site notes, checked progress on site – Condition can be discharged.

Officers concur with the above assessment, and it is therefore recommended that Conditions 7 & 10 be approved. However, be aware that both Conditions 7 & 10 have the below ongoing requirements, which must be adhered to, to ensure ongoing compliance with the conditions:

Condition 7

The works shall be carried out in accordance with the approved specification, method statement and sample materials thereafter.

Condition 10

The works shall then be carried out in complete accordance with the approved details.

Recommendation: Approve details.

Report Dated: 17/02/2026.

Recommended Decision Notice Text

Condition 7 (Method Statement – Stonework Repair) & Condition 10 (Method Statement – Repair of Historic Roof Timbers (Plots 1-8))

Pursuant to Conditions 7 & 10, you have submitted:

- Outline Health & Safety Method Statement – Planning, authored by Manage Construct Achieve Ltd, dated 04/06/2025, received 26/06/2025.

The submitted details are deemed to be acceptable for the initial requirements of Conditions 7 & 10. However, be aware that Conditions 7 & 10 have the below ongoing requirements, which must be adhered to, to ensure ongoing compliance with the conditions:

Condition 7

The works shall be carried out in accordance with the approved specification, method statement and sample materials thereafter.

Condition 10

The works shall then be carried out in complete accordance with the approved details.