

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:	2025/65/91901/W
Site Address:	65B, Westgate, Almondbury, Huddersfield, HD5 8XF
Description:	Listed Building Consent for conversion of garage to living space with new windows (Within a Conservation Area)
Recommending Officer:	Molly Storer

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: 11-Sep-2025

THE SITE

The application site related to 65b Westgate a terraced property located in the area of Almondbury, Huddersfield. The property is a Grade II Listed Building which was formally No.65 but has since been split into two sperate properties comprising of a garage and utility at the ground floor and an open plan living area, bathroom and an open bedroom at mezzanine level.

It is natural stone built to the front elevation with stone slate roof tiles and a stone chimney and is rendered on the rear elevation. It is situated off an unadopted access road which leads to the main 'Westgate' and the town centre of Almondbury.

It is within Almondbury Conservation Area and adjoins the Grade II Listed Building of 65A Westgate and is within the setting of other Listed Buildings to its north/northwest.

The Grade II listed building description is below:

'WESTGATE 1. 5113 (South Side) Almondbury Barn behind No 65 SE 1614 45/75 2.6.76. II GV 2. C18 or early C19. Coursed rubble. Pitched stone slate roof. 2 storeys. Barn door with segment-headed arch. Door with loading door above. Crown post trusses. Extension to south-west has a door with 6 ft monolithic lintel.'

THE PROPOSAL

Listed Building Consent is sought for the conversion of garage to living space with new windows (Within a Conservation Area).

For the following elevations, it is proposed to make the below alterations:

West facing, front elevation, ground floor:

- Removal of existing garage door which will be walled up with natural stone.
- Formation of three new windows with stone mullion, head, cill and jabs in new en suite in the location of the previous garage door.
- Formation of a small timber store and planter within the driveway.
- Garage to be converted to a bedroom, ensuite and storeroom.

South facing, side elevation, ground floor:

- Formation of one new widow with stone surround.

PLANNING HISTORY

2003/90095 – Listed Building Consent for installation of satellite dish (within a Conservation Area). Consent Granted.

2024/93047 – Conversion of garage to living space with new windows (Listed Building within a Conservation Area). Associated application. Approved.

This application granted the majority of what is currently being proposed. The only change is an amendment to the ground floor window on the front elevation from a two-panel window to a three-panel window. Internally the ensuite will be made 0.5m wider and the store 0.5m smaller in width.

2025/91834 - Nonmaterial amendment to previous permission 2024/93047 for conversion of garage to living space with new windows (Listed Building within a Conservation Area). Associated application. Approved.

REPRESENTATIONS

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2015).

The application has been publicised as affecting the setting of a listed building and affecting the setting of a Conservation Area on the Council's website and by site notice and by press advertisement. The expiry date of the publicity period was the 12th September 2025.

No representations were received.

CONSULTATIONS

None required.

ALLOCATION AND 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'.

The site is within Almondbury Conservation Area as identified within the Kirklees Local Plan (adopted 2019).

It is considered that the following policy and legislation is applicable to the determination of this application.

Kirklees Local Plan

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 December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter2	Achieving sustainable development
Chapter12	Achieving well-designed & beautiful places
Chapter16	Conserving and enhancing the historic environment

ASSESSMENT

The application site is within Almondbury Conservation Area. Permission is being sought for conversion of garage to living space with new windows.

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework are relevant.

Policy LP35 states the following:-

‘development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.’

Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: *“In considering whether to grant listed building consent for any works the local planning authority or 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.”*

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.

Listed Buildings are designated heritage assets and paragraph 208 of the NPPF states 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.”

Paragraph 212 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 213 goes on to state that *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”*

The Conservation/Heritage assessment submitted as part of application 2024/93048 adequately identified and assessed the significance of the heritage asset and the level to which this would be affected by the proposed works. This is acknowledged and was assessed by the case officer in the assessment of the submission. Some key issues identified were:

The design approach will include including stone surrounds to all openings to the existing windows and fit in with the character of the building.

The introduction of a window to the elevation on the ground floor will provide breaks to the large, rendered expanse which is existing. The opening will form continuity with other dwellings along the terrace which also have openings within them.

In addition, the small windows would provide light and ventilation to the bedroom, gable end and bathroom which would help prevent or reduce potential damp issues which would help preserve the building envelope.

It was also mentioned that the proposal would remove the existing garage door which is considered ‘modern’ and currently has a negative impact on the building. Which would have been replaced with a double window. This application seeks to amend the double window to a triple window. The amendment also seeks permission so that internally the ensuite will be made 0.5m wider and the store 0.5m smaller in width. It is considered that this window will align with the first floor window and will be visually harmonious. It will use the same materials as approved and will not cause any further impact to neighbours than the two panel window approved. Internally the wall will now align with the original wall and will not cause any further impact to the Listed Building. As a result, it is considered that there will be no detrimental impact either visually or in terms of living conditions resulting from this amendment.

Due to this and the small-scale nature of the proposal it is considered that there would not be harm to the significance of the listed building on the site arising

from the scheme, subject to conditions. It is concluded that the design would have a neutral impact on the significance of heritage assets.

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

The proposed development, being for the conversion of the garage to living space with new windows is considered to preserve the special character of the listed building. Approval is therefore recommended, subject to conditions to ensure the development is undertaken in materials to match and which accord with the submitted details.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2025/91901

Officer Recommendation: APPROVE

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 Section 51 of 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: For the avoidance of doubt as to what is being permitted and to accord with Policies LP2, LP24, LP35 of the Kirklees Local Plan, the Council's adopted Highways Design Guide and the policies within Chapters 2, 12 & 16 of the National Planning Policy Framework.

3. The external materials used for the development hereby approved including those used in the construction of the windows, window surrounds and infill works of the garage shall in all respects match those used in the construction of the existing building and be thereafter retained.

Reason: In the interests of visual amenity and the preservation of a listed building to accord with Policies LP2, LP24 and LP35 of the Kirklees Local Plan and policies within Chapters 12 and 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing and proposed plans	24 J 33. 01 B.	-	21/07/2025
Heritage statement	-	-	21/07/2025
Application form	-	-	21/07/2025

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 were sought as it was considered that the proposal was acceptable as submitted.

Report Dated:

12th September 2025