

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:	2025/44/91902/E
Site Address:	Yew Tree Farm, 63, The Village, Farnley Tyas, Huddersfield, HD4 6UQ
Description:	Discharge of details reserved by conditions 6 (window details), 11 (window and door details), 12 (stone cleaning), 14 (boundary treatments) and 16 (doors and windows details) of 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 (Listed Building 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

Application: 2025/91902

Application Site: Yew Tree Farm, 63, The Village, Farnley Tyas, Huddersfield, HD4 6UQ.

Proposal: Discharge of details reserved by conditions 6 (window details), 11 (window and door details), 12 (stone cleaning), 14 (boundary treatments) and 16 (doors and windows details) of 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 (Listed Building within a Conservation Area).

Assessment

Consultation responses

Kirkburton Parish Council: No comments.

K.C. Conservation and Design: The comments provided are reported through this assessment.

Condition 6 (Window and Door Details Plots 1-8)

6. Notwithstanding the submitted plans and information, full details of all windows, and doors (1:20 elevations and 1:5 sections) of the hereby approved dwellings (plots 1 – 8) shall be submitted to and approved in writing by the Local Planning Authority before development commences. Submitted information shall include glazing type, materials, profiles, colour, opening light configuration, shutter details, depth within the reveals and fixing details into the masonry. Double glazed units shall be slim in section with black spacers, and trickle vents and friction hinges shall not be permitted. 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 Condition 6, the following document has been submitted:

- Typical Opening Details Conversions, Drawing No. (20)004 Rev B, received 04/09/2025.

This document has been reviewed by KC Conservation & Design, who provided comments on 11/02/2026:

Insulead and typical details acceptable, to be read in conjunction with elevation plans submitted with 2025/90824 – Condition can be discharged.

Officers concur with the above assessment and therefore recommend that Condition 6 be approved. However, be aware that the condition has the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

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

Condition 11 (Window and Door Surround Details Plots 1-8)

11. All new window and door surrounds of the hereby approved dwellings (plots 1-8) shall be of natural stone. No works to install window and door surrounds shall take place until design details (at 1/20 scale) have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details and shall be retained 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.*

In support of Condition 11, the following documents have been submitted:

- Typical Opening Details Conversions, Drawing No. (20)004 Rev B, received 04/09/2025.

This document has been reviewed by KC Conservation & Design, who provided comments on 11/02/2026:

Typical details acceptable, to be read in conjunction with elevation plans submitted with 2025/90824 – Condition can be discharged.

Officers concur with the above assessment and therefore recommend that Condition 11 be approved. However, be aware that the condition has the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

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

Condition 12 (Stone Cleaning)

12. No stone cleaning shall take place until full details of the specification of cleaning methods has first been submitted to and approved in writing by the Local Planning Authority. A 1sq.metre sample panel of cleaning shall be prepared on site and approved in writing by the Local Planning Authority before stone cleaning commences. Thereafter any stone cleaning undertaken shall be in accordance with the agreed methods.

Reason: *In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of*

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In support of Condition 12 the following document has been submitted:

- Yew tree Farm Stone Cleaning Method Statement, authored by Orange Design, received 09/07/2025.

This document has been reviewed by KC Conservation & Design, who provided comments on 11/02/2026:

Advised to omit chemical, just use low pressure water, bristle brushes, or steam (DOFF). Condition can be discharged.

Officers concur with the above assessment and therefore recommend that Condition 12 be approved. However, be aware that the condition has the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

Thereafter any stone cleaning undertaken shall be in accordance with the agreed methods.

Condition 14 (Boundary Treatments)

14. Notwithstanding the submitted information and plans, further details of boundary treatments to be provided within the site shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. These details should also include information on how the curtilage listed boundary wall to the east will be protected and retained/repaired.

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 Condition 14 the following document has been submitted:

- Boundary Treatment Layout, Drawing No. (72)009 Rev J, received 09/07/2025.
- Boundary Wall Method Statement, received 04/09/2025.
- Sample Panel of Boundary Walling (2 no. photographs), received 04/09/2025.

This condition has been informally reviewed by KC Conservation & Design, on 04/09/2025 & 05/09/2025. Condition 14 requires the submission of details of boundary treatments to be provided throughout the site, alongside details on how the curtilage listed boundary wall to the east will be protected and retained/repaired.

The proposals seek to install a mix of 1.2m high dry-stone walling, 1.8m high back-to-back timber fencing and 1m high metal feature railings throughout the site. Drystone wall under build is proposed along the western boundary. These details are broadly in line with the boundary treatments approved within the original permission. However, it is noted that following discussions with KC Conservation & Design and the applicant's agent, it was agreed that the originally submitted timber fencing adjacent to the substation and Plot 5, be amended to railings in the interests of visual amenity.

In respect of how the curtilage listed boundary wall to the east is to be protected and retained/repared, it is noted that the LPA are aware that the eastern boundary wall has recently been taken down due to safety concerns. The applicant has therefore submitted a Boundary Wall Method Statement and photographs of the sample panel of boundary walling. KC Conservation & Design have assessed these documents and note on the 05/09/2025 that:

The method statement is generally ok, although ideally, they should have numbered, and kept the actual courses of stone by pallet to rebuild course by course, but I would accept their statement as good enough.

I note an amount of cement in the wall, which is ok for just this wall, but not for the repairs to buildings.

The pointing sample photos are generally ok, although the courses need to tie in closely with the existing, and the joint sizes need to match the existing as closely as possible.

Following on from the above. KC Conservation & Design provided further comments on the 11/02/2026:

Drystone wall at frontage, sides and perimeter, metal fences at property entrances, timber fences only in between properties within the site – acceptable. Method statement submitted in Sept 2025 to record, take down carefully and rebuild course by course to match existing (due to dangerous condition). Sample of boundary wall rebuild for frontage submitted, where possible use tight/close joints to match previous wall. Condition can be discharged.

Officers concur with the above assessment and therefore recommend that Condition 14 be approved.

Condition 16 (Window and Door Details Plots 6-8)

16. Notwithstanding submitted plans and details, the doors and windows within the existing doorways of the northern bay of the east elevation of the dairy (plots 6-8) shall be amended, with full details (1:20 elevations and 1:5 sections) submitted for approval. Thereafter the works shall be carried out in accordance with the approved details.

Reason: *In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of*

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In support of Condition 16 the following document has been submitted:

- Typical Opening Details Conversions, Drawing No. (20)004 Rev B, received 04/09/2025.

This document has been reviewed by KC Conservation & Design, who provided comments on 11/02/2026:

Typical details submitted acceptable, when read in conjunction with elevations submitted with 2025/90824. Condition can be discharged.

Officers concur with the above assessment, and it is therefore recommended that Condition 16 be approved. However, be aware that the condition has the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

Thereafter the works shall be carried out in accordance with the approved details.

Summary

All conditions sought to have their details approved are recommended for approval, subject to notes regarding ongoing requirements, where relevant.

Recommendation: Approve details

Report Dated: 17/02/2026

Recommended Decision Notice Text

Condition 6 (Window and Door Details Plots 1-8)

Pursuant to Condition 6, you have submitted:

- Typical Opening Details Conversions, Drawing No. (20)004 Rev B, received 04/09/2025.

The submitted information is deemed to be acceptable for the initial requirements of Condition 6. However, Condition 6 does have the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

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

Condition 11 (Window and Door Surround Details Plots 1-8)

Pursuant to Condition 11, you have submitted:

- Typical Opening Details Conversions, Drawing No. (20)004 Rev B, received 04/09/2025.

The submitted information is deemed to be acceptable for the initial requirements of Condition 11. However, Condition 11 does have the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

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

Condition 12 (Stone Cleaning)

Pursuant to Condition 12, you have submitted:

- Yew tree Farm Stone Cleaning Method Statement, authored by Orange Design, received 09/07/2025.

The submitted information is deemed to be acceptable for the initial requirements of Condition 12. However, Condition 12 does have the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

Thereafter any stone cleaning undertaken shall be in accordance with the agreed methods.

Condition 14 (Boundary Treatments)

Pursuant to Condition 14, you have submitted:

- Boundary Treatment Layout, Drawing No. (72)009 Rev J, received 09/07/2025.
- Boundary Wall Method Statement, received 04/09/2025.
- Sample Panel of Boundary Walling (2 no. photographs), received 04/09/2025.

The submitted information is deemed to be acceptable to discharge Condition 14.

Condition 16 (Window and Door Details Plots 6-8)

Pursuant to Condition 16, you have submitted:

- Typical Opening Details Conversions, Drawing No. (20)004 Rev B, received 04/09/2025.

The submitted information is deemed to be acceptable for the initial requirements of Condition 16. However, Condition 16 does have the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

Thereafter the works shall be carried out in accordance with the approved details.