

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2025/62/91993/E
Site Address:	Golden Cock Inn, 2, The Village, Farnley Tyas, Huddersfield, HD4 6UD
Description:	Erection of single storey rear extension with raised terrace, installation of low-level planter and erection of 1800mm high fence (within a Conservation Area)
Recommending Officer:	Jennifer Booth

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 7-OCT-2025

OFFICER REPORT

Site Description

The site comprises the Golden Cock Public House, a historic stone-built inn located centrally in Farnley Tyas, Huddersfield. The building is over 200 years old and retains traditional architectural features that contribute to the village's character. However, it is not a listed building although it is within the Farnley Tyas Conservation Area. It includes a bar, dining areas, landscaped beer garden, and off-street parking. The surrounding area is predominantly residential and rural, with the site forming part of a sensitive heritage setting.

Description of Proposal

The application is seeking planning permission to erect a single storey rear extension with raised patio, installation of low level planters and erection of a 1.8m timber fence.

The extension is proposed to be centrally sited within the rear elevation with a projection of 4.8m and a width of 10m with a parapet roof form. The raised patio would project an additional 2.1m with a width of 10m on a platform 0.5m above the ground level and enclosed with a 1m high glazed balustrade.

The walls are proposed to be constructed using stone.

The plans show low level planters around the patio.

The plans also include a 1.8m timber fence to the side enclosing an area to provide a service area.

Relevant Planning History

2000/93067 – Erection of timber decking and balustrade - Approved

2011/91732 – Erection of single storey rear extension and raised decking – Approved

2011/92463 – Erection of externally illuminated and non illuminated signs (Within a Conservation Area – Granted

Representations

The application was advertised by site notice and press notice, which expired on 03/10/2025

As a result of the above publicity, no representations have been received.

Kirkburton Parish Council have been notified and have responded with no objection

Consultation Responses

K.C. Conservation & Design – informal discussions, supportive subject to use of appropriate materials given public benefit in enhancing and aiding in the continued viability of a community asset.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is UNALLOCATED on the Kirklees Local Plan Proposals Map. However, the property is sited within the Farnley Tyas Conservation Area

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.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking
- **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, and 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 12 – Achieving well-designed places

- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

Assessment

Principle of development:

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

The property lies within the Farnley Tyas Conservation Area, which is defined by its stone-built village character in a rural setting, with a clear historic core comprising a public house, church, school, and clusters of cottages and farmsteads. Accordingly, the proposal must be assessed in relation to its impact on the character and appearance of the Conservation Area, with reference to Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Impact on Heritage:

The property is within the Farnley Tyas conservation area and as such, the scheme needs to be assessed having regards to Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework. Paragraph 207 of the NPPF requires the provision of a heritage impact assessment which should describe the significance of the heritage asset and the impact the proposals would have.

The Farnley Tyas Conservation Area, designated in the 1980s, encompasses much of the village and is recognised for its architectural and historic interest. The area is characterised by traditional stone-built properties, many dating from the 18th and 19th centuries, arranged organically along village roads. Its rural setting, proximity to ancient woodland, and Green Belt surroundings contribute to its distinctive character and visual amenity. At its heart is the public house which dates back 200 years. The building has evolved and changed over the years with additions and is currently a thriving facility within the community.

The proposed single-storey rear extension with a raised patio is considered to have a limited impact on the Farnley Tyas Conservation Area, due to its modest scale, appropriate siting, and use of matching materials that respect the character of the existing building. The parapet roof design complements the architectural form of the public house and maintains its historic integrity.

The inclusion of planters around the raised patio introduces low-level landscaping that helps to soften its appearance and reduce visual prominence.

The proposed installation of 1.8m timber fencing to enclose a service area is considered to have a minimal impact on the Farnley Tyas Conservation Area. The fencing is of a low-key, functional design and would be positioned discreetly to the rear of the property. It forms an acceptable relationship with the public house, respecting its scale and character while providing necessary screening for operational use. The use of natural timber is appropriate within this rural village setting and helps ensure the development does not detract from the area's visual or historic significance.

A Heritage Statement, submitted in accordance with paragraph 207 of the National Planning Policy Framework, provides a clear and accurate account of the building's significance and its role within the Conservation Area. Furthermore, the enhancement of the Golden Cock Public House, a valued community asset, is considered to deliver a public benefit by supporting its continued use and contribution to village life, aligning with the objectives of Policy PLP35 of the Kirklees Local Plan and national heritage guidance.

Impact on visual amenity:

The proposed single-storey rear extension and raised patio with balustrade together with the planters and the fencing to enclose the service area are considered acceptable in terms of visual amenity. The extension is of an appropriate scale and is positioned discreetly to the rear of the property, minimising its visibility from public viewpoints. The use of matching materials ensures the development integrates well with the existing building, while the overall design is in keeping with the character and appearance of the host property. The balustrade is modest in form and does not detract from the visual quality of the site or its surroundings.

Having taken the above into account, the proposals would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan (a) in terms of the form, scale and layout and (c) as the extension would form a subservient addition to the property in keeping with the existing building and the aims of chapter 12 of the National Planning Policy Framework.

Impact on residential amenity:

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers.

There are no properties in proximity to the rear of the public house which could be affected by the works proposed.

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties and Chapter 12 of the National Planning Policy Framework.

Impact on highway safety:

The proposals will not result in any loss of parking and will include the provision of disabled parking space. As such the scheme would not represent any additional harm in terms of highway safety and as such complies with Policy LP22 of the Kirklees Local Plan.

Other matters:

Carbon Budget

The proposal is a small scale development to an existing building. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

There are no other matters for consideration.

Representations:

None

Negotiations:

None

Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions.

Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.

Matching materials/stone to ensure that the extensions harmonise with the host property as using alternative materials would look out of place within the street scene.

Conclusion:

This application to erect a single storey rear extension with a raised patio and balustrade together with planters and fencing to enclose a service area at The Golden Cock has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposals are considered to be acceptable.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

Approve

Decision Authorisation - Delegated Powers

Application Number: 2025/91993

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

3. The external walls of the extension hereby approved shall be constructed using natural stone to match those used in the construction of the existing building.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and the aims of chapter 12 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays

08.00 and 13.00hours, Saturdays

With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Location & Site Plan	24141	1097270	28/07/2025
Existing Elevations	104	1097267	28/07/2025
Existing Floor Plans	101	1097273	28/07/2025
Proposed Elevations	302	1097268	28/07/2025
Proposed Floor Plans	301	1097272	28/07/2025
Heritage Statement	-	1098818	28/07/2025
Climate Change Statement	-	1097458	28/07/2025

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 Planning 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.

As the submitted plans were considered to be acceptable, no changes were sought.

Report Dated 30/09/2025

