

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:	2025/65/92128/W
Site Address:	1132, New Hey Road, Scammonden, Huddersfield, HD3 3FJ
Description:	Listed Building Consent for removal of existing timber single door and installation of replacement glazed timber door
Recommending Officer:	Joanna Rednall

DECISION – Grant Listed Building Consent

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: 22-Oct-2025

Officer Report

Reference No: 2025/92128

Site Address: 1132, New Hey Road, Scammonden, Huddersfield, HD3 3FJ

Proposal: Listed Building Consent for removal of existing timber single door and installation of replacement glazed timber double door

Site Description

1132 New Hey Road is a two-storey, stone fronted dwelling situated within a row of four terrace properties.

The site is not within a Conservation area but is a Grade II Listed Building.

List Description

Hammer dressed stone - painted. Pitched stone slate roof. 2 storeys. Hardenby Cottage: south east elevation has: ground floor doorway with timber surround with timber cornice on timber consoles. One 5-light stone mullioned window (2 mullions removed); one 2-light stone mullioned window. First floor; one 8-light stone mullioned window. Datestone reads: T F 1826 North west elevation has: ground floor; brick extension. First floor; two 3-light stone mullioned windows. Cottage to north east: south east elevation has: Ground floor; entrance with stone surround. One 5-light stone mullioned window (centre light blocked). First floor; one 8-light stone mullioned window (part blocked to give three 2-light windows each with mullion removed). North west elevation has: ground floor; one 5-light stone mullioned window (centre light blocked). One 2-light stone mullioned window (mullion removed). First floor; two 2-light stone mullioned window (2 mullions removed). Barn: south elevation: large central doorway with segmental arched head. Stone surround and tie-stones and small square vent over. Small doorway (blocked). North west elevation: two doorways (one later).

Description of Proposal

The application seeks Listed Building Consent for removal of existing timber single door and installation of replacement glazed timber door.

The proposal would consist of removing the existing solid timber door and frame and replaced with a strained hardwood fully glazed timber door. The door would be double glazed of 24mm, 6-12-6 configuration using black coloured warm edge spacer bars. The frame to be set back within opening between 100mm-150mm.

History of negotiations / amendments received

Amended plans were submitted in response to comments from the KC Conservation and Design team. The original proposal for double doors was revised to feature a fully glazed single door.

Relevant Planning History

There is no relevant planning history at the site.

Access Considerations

None.

Consultation Responses

KC Conservation and Design – Concerns on the proposed double door scheme. Amended plans were received to address the concerns.

Representations

The application has been publicised with a site notice and a press notice. No representations have been received. Final Publicity was completed on 30/08/2025.

The amended plans were not republicized as they did not fundamentally change the development applied for; the description of development was altered as the double door has been reduced to a single door.

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'.

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 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. 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

Assessment

Paragraph 135(c) of the NPPF sets out that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness.

Paragraph 210 of the NPPF is also of relevance and states that *“in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; a) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and b) the desirability of new development making a positive contribution to local character and distinctiveness”*.

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 215 of the NPPF goes on to state 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.”*

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.

Officers initially raised concerns that the insertion of a double door opening would harm the significance of the listed building, as the alteration was not in keeping with its original character and officers considered such alteration would erode the historic character of the building. In response, amended plans were submitted to address these concerns. The revised proposal omits the previously proposed double doors and instead introduces a fully glazed single door within the same-sized opening as the existing door. As the scheme does not involve the loss of any significant historic fabric, the replacement is not considered to cause harm to the significance of the listed building.

The proposed door is traditional in design, featuring a simple double-glazed unit within a stained hardwood timber frame. The submitted plans specify that the frame would be recessed within the opening by 100–150mm, a detail that can be secured by condition in the interest of visual amenity. Any harm that may

arise from this alteration is considered to be clearly outweighed by the public benefits of the proposal. These include enhanced thermal performance and increased daylighting to the interior, all of which contribute positively to the sustainable use and long-term preservation of the listed building.

In conclusion, it is considered that the amended scheme satisfactorily addresses the previous concerns raised by KC Conservation and Design. The revised design is now in keeping with the character of the host building, and the replacement door would not appear visually intrusive or out of place within the context of the listed asset.

Therefore, it is considered that the proposed development would not cause any detrimental harm to the significance of the Listed Building and would comply with Policy LP35 of the Kirklees Local Plan, Chapter 16 of the NPPF and The requirements of Section 66 the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

Conclusion

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

This application has been assessed against relevant policies in the development plan and other material considerations. Given that the proposal would have a low-level impact upon the significance and character of the listed building, it is therefore recommended for approval.

Recommendation: GRANT CONSENT

Decision Authorisation - Delegated Powers**Application Number:** 2024/92128**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 Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by 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 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.

3. The door hereby approved shall in all respects be recessed between 100mm to 150mm front the face of the building.

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.

Plans and specifications:

Plan Type	Reference	Version	Date Received
Existing Elevations, Floor Plans and Details	1132NHR/LB01		01/08/2025
Proposed Elevations, Floor Plans and Details	1132NHR/LB02	Rev A	09/10/2025
Heritage and Design & Access Statement for 1132 New Hey Road, Scammonden dated 28/07/2025			01/08/2025
Application form	-	-	01/08/2025

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 2015 and otherwise actively engaged with the applicant in dealing with the application. Amended plans were submitted in response to comments from the KC Conservation and Design team. The original proposal for double doors was revised to feature a fully glazed single door.

Report Dated: 15/10/2025