

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:	2025/65/92388/E
Site Address:	Red House Museum, 281, Oxford Road, Gomersal, BD19 4JP
Description:	Listed Building Consent for change of use and alterations to convert existing museum, cart shed and barns to residential housing (Class C3), erection of extension to barn, landscaping and car parking (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: 17-Dec-2025

Site Description

The former Red House Museum is a Grade II* listed house which has connections to the Bronte family and is understood to predominantly date to around the mid-18th century with elements dating to 1660. This two-storey house is constructed primarily from red brick with coursed stone to the rear, and a double pile stone slate roof. It has undergone quite significant alterations over the years, including a 1920's extension and the rebuilding of the rear elevation in the late 20th century.

A detached single-storey stone-built cart shed is situated to the west of the house and is within the extensive grounds and is curtilage listed. Also within the curtilage of the listed building is a large stone barn which is also curtilage listed. The entire site is located within the Gomersal Conservation Area. The site is bound by dwellings to the south, the highway to the east, a car park to the north and open land to the west.

The wider area is characterised by period properties with substantive character, which is varied. The uses are also mixed, with residential and commercial properties found within the vicinity.

Description of Proposal

The proposed description of development is change of use and alterations to museum, cart shed and barns to form 3 dwellings (Class C3) with associated landscaping and car parking.

Within submitted drawing (AL)02revB the buildings are annotated as units 1, 2 and 3. Units 1 and 2 are to a building also annotated as 'Red House' within this plan. Unit 3 relates to two buildings annotated as 'Barn' and 'Coach House' within this drawing.

The Proposed Development consists of the following:

- The renovation and subdivision of 'Red House' into two three bedroom residential houses.
- The renovation of the 'Barn' into one four-bedroom residential dwelling and the extension of part of the ground floor.
- The renovation and enhancement of the Coach House into ancillary accommodation for the Barn.

The development would utilise the existing vehicular access with parking proposed to the front of the coach house garage and to the south west of Red House.

Additional built form is a single storey rear extension to the rear of the barn. Precise details of the proposed works can be found on the submitted plans.

Relevant Planning History

89/02015 – Conservation Area Consent for demolition of cart sheds (within curtilage of Listed Building) was withdrawn.

2010/90424 and 2020/90425 - Installation of CCTV (Listed Building) and associated listed building consent was granted.

2021/94324 - Listed Building Consent for change of use of existing museum and cart shed to commercial short term residential accommodation for holiday letting (within a Conservation Area) – Consent Granted.

2021/94366 - Change of use of existing museum and cart shed to commercial short term residential accommodation for holiday letting (Listed Building within a Conservation Area) – Conditional Full Permission.

2025/92166 - Change of use and alterations to convert existing museum, cart shed and barns to residential housing (Class C3), erection of extension to barn, landscaping and car parking (within a Conservation Area) – associated application – Awaiting determination

History of Negotiations

This application follows a formal pre-application advice application. Since the application has been submitted, officers have had discussions with the applicant to overcome issues and understand the exact nature of the development. Matters discussed and addressed with the applicant include highways, impact on the listed building and the loss of an Asset of Community Value.

Representations

The application was advertised by neighbour letters, a site notice and in the press. Final publicity expired on 9th October 2025.

7 representations were received, 1 in objection to the development, 5 in support and 1 general comments. These have been summarised as follows:

Biodiversity:

- The scheme is not exempt from the Biodiversity Net Gain condition and therefore should provide a BNG assessment.
- The scheme would result in the loss of a number of trees which will result in a significant loss to biodiversity.
- Concern that the scheme would not comply with Policy LP30 'Biodiversity & Geodiversity'.

Impact on the Listed Building :

- Splitting the Red House into two properties degrades the Listed Building status and dilutes the rich history of the building.
- Pleased that the scheme proposed 3 dwellings instead of 5.

Restoration of the deteriorating building:

- Red House has strong historic connections to the village and since it is not viable as a museum it has deteriorated.
- Redevelopment of the run down building would be good for the area.
- Happy that the project is being taken on.
- The scheme is sympathetic and will give the building a new lease of life.
- Grounds and gardens are in need of repair.
- Lowering of some of the boundary wall and replacing the coping tops would have minimal impact and would provide greater safety to vehicles.

Consultation Responses

See below a summary of the consultee responses to be discussed further within the below report:

KC Conservation and Design – Subject to relevant amendments/conditions it is considered that the less than substantial harm could be outweighed by the public benefit of securing appropriate uses.

The Victorian Society – Do not object to the principle of converting the barn and coach house into residential accommodation however have concerns about how this would impact the main house. There are also some concerns regarding the division of the main house.

The Society for the Protection of Ancient Buildings – Object to the proposal as it introduces a level of harm to the historic character to the main house and outbuildings.

Historic Buildings & Properties – Do not object to the principle of a residential use on the site. Do have concerns with the subdivision of the main house and would prefer to see the coach house as a separate dwelling.

The Georgian Group - Do not object to the principle of a residential use on the site. However, raise concerns with subdivision of the main house and windows in the barn. State that the application is for an intensive and extensive scheme of alterations which have the potential to cause significant and irreversible harm Red House's, including the barn's, special architectural and historic significance as a Grade II* listed heritage asset.

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

It should be noted that cognisance was given to the requirements of the

'Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021'

At table 3 this specifies that Notice of applications for listed building consent and of the decisions taken by local planning authorities on those applications must be given for works for the demolition of a listed building; or for works for the alteration of a listed building which comprise or include the demolition of any part of that building. For the purposes of interpretation of this requirement, it is specified within the direction that a proposal to retain less than 50 per cent of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plane, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall;(b) a proposal to demolish any principal internal element of the structure including any staircase, load-bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.

The content of consultee responses is noted and taken into consideration in the determination of this application as set out in the 'assessment' section of this report.

Policy

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 lies within the Gomersal Conservation Area and is Grade II* listed and within close proximity to other listed buildings.

Specific historical information on the site:

- **Architecture:** the house contains some good survival of the Georgian period, including a staircase, fireplaces and windows, embedded in a late-17th century core.
- **Function/Industrial Interest:** the architectural of the house, barn and coach house reflects the function and development of this hub for the emerging and developing woollen cloth industry through the 17th, 18th and 19th centuries.
- **Historic Interest:** Mary Taylor, a radical feminist of the mid-18th century was born and bought up in the house.
- **Literary Interest:** Charlotte Bronte based the house 'Briarmains' and the 'Yorke' family in her novel 'Shirley' on the Red House and the Taylor family, with whom she stayed as a friend of Mary Taylor.

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.

Chapter 2 Achieving sustainable development

Chapter 12 Achieving well-designed & beautiful places

Chapter 16 Conserving and enhancing the historic environment

Assessment:

1. Principle of Development

As the application is for Listed Building Consent, the only issues that fall to be considered are the impact the development would have on the character and significance of the Listed Building. Under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities must, in considering whether to grant listed building consent for any works 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. In this context preservation means not harming the interests of the building as opposed to keeping it unchanged.

Paragraph 207 of the NPPF states that when determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Authorities are required to take account of both the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality. Paragraph 214 sets out 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. These paragraphs of the NPPF are considered a key consideration in the decision making process.

Furthermore, Chapter 16 of the NPPF as a whole states that in determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. If harm would result this should not be allowed without a proportionate justification. This approach is supported by policy LP35 of the Local Plan. Local Plan policy LP24 along with Chapter 12 of the NPPF are also relevant in terms of the design being appropriate considering the heritage matter.

2) Impact on Character and Significance of Listed Building

The Red House is reputed to date from 1660, when William Taylor built a new red brick house next to an existing 'old' house. The Taylor family were present in Gomersal for more than a century before, originally small farmers and clothiers, later successful cloth finishers and merchants. Inventories of 1689 and 1713 show both old and new houses still standing, with workshops and items associated with cloth manufacture. The old house is thought to have been demolished in the mid C18, and the existing barn to the west of the house also dates to this period. Improvements to the Red House of this period included the rebuilding of the main front, raising the ceiling height of the Parlour and opening up the house body to install a new staircase with gallery and arches. The family continued to prosper through the C18 and early C19, being pioneers in the mechanisation of woollen processing and the use of steam.

This two-storey house is constructed primarily from red brick with coursed stone to the rear, and a double pile stone slate roof. It has undergone quite significant alterations over the years, including a 1920's extension and the rebuilding of the rear elevation in the late 20th century. A detached single-storey stone-built cart shed is situated to the west of the house and is within the extensive grounds and is curtilage listed.

In light of the history set out above, there is considerable significance attached to the range of varied buildings at the site including the house, barn, coach house (including potential for archaeology of the old house within the gardens) and the setting, including the boundary wall, drive, gardens, protected trees and relationship between the existing buildings. The site has been vacant for a number of years awaiting the development of an acceptable scheme to achieve a new appropriate use and there has been some vandalism and theft. It is therefore important to ensure a scheme to secure an appropriate new use as soon as possible to avoid any further damage.

The Red House

The significance of this building is high in terms of its historical connections, surviving historic fabric, architectural character and communal values. However, many alterations have been carried out in the past, with external extensions and rebuilding, and internal alterations. Elements of the historic plan form are understood to be fairly intact, although in most areas the surviving historic detailing is minimal. This building has undergone significant changes in the past, with a stone extension added to the east end and internal partitions

constructed. However, it retains interest as an ancillary building to the main house. The scheme proposes the sub-division of the main house into two, three bedroom dwellings.

A Heritage Impact Assessment has been submitted as part of this application which describes the significance of any heritage assets affected.

The Heritage Impact Assessment states that externally the scheme to Red House involves sensitive, justified interventions that respect the character and significance of the heritage assets while delivering clear functional and environmental benefits. The assessment provides a clear description of the windows and associated fabric affected, recognising that their significance varies depending on age, originality and contribution to the building's historic character. Higher value elements, such as the Gothic window, are retained, while later 20th-century or 1920s additions of lower significance are to be carefully refurbished. The repairing of existing timber windows, reinstatement a historically accurate Victorian bay window form and installation of reversible secondary glazing will help to sustain the building's heritage value and ensure its long-term conservation. Following Conservation and Design comments the agent confirmed that Womersleys lime mortar will be used for repointing. This is considered to be acceptable. Overall, the development is considered to accord with heritage guidance by minimising harm, improving energy efficiency and supporting the sustainable use of the listed building.

The internal works consist largely of restoration and enhancement measures to the existing building fabric. Limited changes are proposed to the internal structure and layout of the building, as the Heritage statement notes that the dwelling in its current state is fit for modern purposes and occupation. Although some doors will be blocked up to restore the internal layout of the original house, openings and hallways, which were widened for public access when the house was in use as a museum by the council post 1970. Bathrooms will be created on the first floor of each dwelling to make them suitable and habitable for modern occupation. The living room for Dwelling 2 will be restored to its original dimensions as evidenced by the layout and positioning of the internal alcoves. Following Conservation and Design comments amended plans show two proposed plasterboard & stud internal partition walls with new timber doorset omitted and replaced with doors within original openings to respect original plan form. There has also been a reduction in the size of the first floor family bathroom following these comments.

The Barn:

The heritage assessment identifies the barn as an important mid-late 18th-century structure with a strong traditional character, while noting that many internal features were modernised during its museum use. The proposals therefore focus change on these newer elements while preserving and enhancing the features that contribute most to the barn's historic identity, such as the stone-flagged roof, ventilation slots and barn opening.

It states that there will be neutral and reversible interventions, such as conservation-style rooflights, replacement of modern doors, and internal studwork which can provide the accommodation required without harming historic fabric. The only extension proposed is a single storey lean to extension to the rear of the barn. This will be constructed in natural stone to match the existing blockwork. Black aluminium framed screens and doors are proposed under the pitched metal roof. Various openings were proposed although some of these have been amended following discussions with Conservation and Design. Originally there was a new large opening proposed in the external wall of the front elevation however this has been omitted from the scheme to ensure character is preserved. Officers were satisfied that the external walls are to be lined internally with new insulation/ plaster lining. New lining materials and insulation to be fully breathable & permeable. The windows above the arched door and circular windows will be conditioned to be metal or timber (further information will need to be submitted and approved by the LPA) . Subject to conditions this element of the proposal is considered acceptable.

The Coach House:

The scheme proposes to convert the coach house to ancillary accommodation to the barn, to include a bedroom, ensuite, gym, kitchen and a garage.

The heritage assessment recognises the coach house as a historically valuable Victorian structure with strong group value alongside the Red House and barn, while also noting that much of its fabric including the late 20th-century extension, modern windows, modern doors and museum interior is of a lower significance. The scheme directs change towards these modern elements while enhancing the building's historic qualities, for example by reopening blocked carriage and window openings, reinstating a traditional stone slate roof, and retaining surviving features such as stone floors.

Due to the former use of the building it contains few suitable openings and/or windows for residential habitation. As such the shutters will be removed and the existing arched openings will be infilled with new double glazed aluminium windows. New openings are proposed on the front elevation on the south western corner, as well as upon the eastern side of the building. The new arched opening in the eastern gable is proposed to be similar to the elevation and design of that on the front elevation. New window openings are proposed at the rear of the property and within the roofscape to provide suitable lighting. Internally some partition walling is proposed, as well as the removal of some of the existing internal dividing walls. It is considered that the garage will provide a level of storage for the Barn and Coach house which will limit any further development that may occur for this reason at the site. This is considered acceptable by officers.

Although C&D stated that natural stone slates would be favourable for the roof the agent stated that this would not be viable. Natural stone slates are proposed for the front elevation and slate materials for the north slope are to be confirmed following a structural assessment. This will need to be agreed with the LPA.

General

Officers note that K.C. Conservation and Design have requested the carrying out of an archaeological and architectural observation and recording. In relation to the recommended archaeological and architectural recording the NPPF paragraph 218 states that local authorities “should require developers to record and advance understanding of significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”. Kirklees Local Plan Policy LP35 reiterates the national policy and states that if development is acceptable “the developer will be required to make adequate provision for excavation and recording before or during development”. Considering the age and interest of the property, the refurbishment of the Red House could realistically uncover and potentially destroy important archaeological evidence of the form, date, construction use of this part of this grade II* dwelling. As such, officers agree that this is necessary and shall condition that an appropriate level of archaeological and architectural observation and recording shall be carried during prior to and during the conversion/alteration works (a building record). Subject to the conditions noted above, the scheme accords with Paragraph 218 of the NPPF and Local Plan Policy LP35 with regard to heritage.

Conclusion

The concerns raised by The Victorian Society, The Society for the Protection of Ancient Buildings, Historic Buildings & Places, and The Georgian Group regarding the subdivision of Red House and specific alterations are fully acknowledged, particularly their emphasis on preserving the integrity of the historic building. However, the application site is currently vulnerable due to prolonged vacancy, with repeated theft and vandalism leaving parts of the listed buildings exposed to water penetration and ongoing deterioration. In this context, the proposed residential development provides a sustainable solution that secures the long-term future of all three buildings by restoring daily use and ensuring regular maintenance.

The scheme delivers heritage benefits by returning Red House to its original and historic residential function and retaining the coach house in an ancillary role (rather than a separate dwelling). The proposal being for three units reduces the scale of alterations to both the buildings and their setting. It should be noted that an extant permission for holiday-let use exists, therefore, a permanent residential use offers a more appropriate, sustainable and viable long-term solution for the conservation of the site. For these reasons, the less than substantial harm identified is considered to be outweighed by the significant public benefits of securing the buildings’ preservation and preventing further decay.

In light of this assessment, further details considered necessary to ensure the development has an acceptable impact are concluded to be as follows:

- Rainwater goods to match
- Repointing to be lime mortar only
- Submission of details of boundary wall and gate to the north of the site, estate fencing and gates to be approved by the LPA
- Submission of details of the openings above the arched door and circular windows on the barn building to be approved by the LPA in writing.
- Garage door of the coach house building being vertically planked timber
- Submission of details of ventilation / extraction to be approved in writing by the LPA.
- Submission of details of the materials of construction of the roof of the coach house.
- Undertaking a scheme of architectural recording prior to development commencing in accordance with an approved written scheme of investigation first approved in writing by the LPA.
- Submission of a scheme of windows and doors to the LPA in writing
- Submission of details of surfacing
- Materials of construction of the extension to the Barn building to be in accordance with those set out upon drawing (AL)32RevB.

These are considered acceptable to secure as conditions upon any grant of permission. Whilst it is noted these are recommended for inclusion upon the associated application, it is considered necessary for their inclusion on both to ensure that implementation of only one consent (or element of that consent) would not lead to a situation whereby the conditions were circumvented in terms of being required to be adhered to.

3. Representations

7 representations were received, 1 in objection to the development, 5 in support and 1 general comments. These have been summarised as follows:

Biodiversity:

- The scheme is not exempt from the Biodiversity Net Gain condition and therefore should provide a BNG assessment.
- The scheme would result in the loss of a number of trees which will result in a significant loss to biodiversity.
- Concern that the scheme would not comply with Policy LP30 'Biodiversity & Geodiversity'.

Officer Response: Biodiversity is a matter which is accounted for in the consideration of the associated planning application and cannot be considered as part of this application seeking listed building consent.

Impact on the Listed Building :

- Splitting the Red House into two properties degrades the Listed Building status and dilutes the rich history of the building.
- Pleased that the scheme proposed 3 dwellings instead of 5.

Officer response: These points have been noted and considered. They have been assessed and referenced where relevant in the assessment on both the full planning application and listed building consent application.

Restoration of the deteriorating building:

- Red House has strong historic connections to the village and since it is not viable as a museum it has deteriorated.
- Redevelopment of the run down building would be good for the area.
- Happy that the project is being taken on.
- The scheme is sympathetic and will give the building a new lease of life.
- Grounds and gardens are in need of repair.
- Lowering of some of the boundary wall and replacing the coping tops would have minimal impact and would provide greater safety to vehicles.

Officer response: These points have need noted and considered

4. Conclusion

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. 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: **Grant Listed Building Consent**

Conditions and Reasons:-

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 ensure the satisfactory appearance of the development on completion, and to accord with policies LP2, LP24 & LP35 of the Kirklees Local Plan, and policies within Chapters 12 and 16 of the National Planning Policy Framework.

3. Notwithstanding the submitted plans, all rainwater goods must match the materials used in the construction of the existing building as closely as possible in terms of type of material, colour, and finish and must be constructed from metal.

Reason: In the interests of visual amenity, to ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with policies LP24 and LP35 of the Kirklees Local Plan, as well as policies within Chapters 12 and 16 of the NPPF.

4. Notwithstanding the submitted details any repairs or repointing to the historic fabric of the building shall be undertaken using lime mortar only. There shall be no strap or ribbon pointing to the building.

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 policies within Chapter 16 of the National Planning Policy Framework.

5. Notwithstanding the plans hereby approved, prior to the occupation of the development, full details of the proposed metal estate fencing shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be installed in accordance with the approved details before the development is first brought into use and shall thereafter be retained.

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 policies within Chapter 16 of the National Planning Policy Framework.

6. Notwithstanding the plans hereby approved, prior to the occupation of the development, full details of the proposed entrance gates shall be submitted to and approved in writing by the Local Planning Authority. The entrance gates shall be installed in accordance with the approved details and thereafter retained.

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 policies within Chapter 16 of the National Planning Policy Framework.

7. Notwithstanding the plans hereby approved, prior to the occupation of the development, full details of the proposed boundary wall and gate to the north of the site shall be submitted to and approved in writing by the Local Planning Authority. The proposed boundary wall and gate to the north of the site shall be installed in accordance with the approved details and thereafter retained.

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 policies within Chapter 16 of the National Planning Policy Framework.

8. Notwithstanding the plans hereby approved, prior to the occupation of the development, full details of the openings above the arched door and circular windows on the barn building as annotated upon submitted drawing (AL)02revB shall be submitted to and approved in writing by the Local Planning Authority. The openings above the arched door and circular windows on that barn shall be installed in accordance with the approved details prior to the development being brought into use and thereafter retained.

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 policies within Chapter 16 of the National Planning Policy Framework.

9. Notwithstanding the submitted details the materials of construction of the garage door to the coach house building as annotated upon submitted drawing (AL)02revB shall be vertically boarded timber of a dark brown or black colour finish which 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 policies within Chapter 16 of the National Planning Policy Framework.

10. Notwithstanding the plans hereby approved, prior to the occupation of the development, full details of ventilation and extraction for the development shall be submitted to and approved in writing by the Local Planning Authority. The ventilation and extraction for the development shall be installed in accordance with the approved details and thereafter retained.

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 policies within chapter 16 of the National Planning Policy Framework.

11. Notwithstanding the plans hereby approved, prior to the occupation of the coach house building as annotated upon submitted drawing (AL)02revB, full details of the proposed roof tiles for the coach house building as annotated upon submitted drawing (AL)02revB shall be submitted to and approved in writing by the Local Planning Authority. The proposed roof tiles for the coach house building as annotated upon submitted drawing (AL)02revB shall be installed in accordance with the approved details and thereafter retained.

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 policies within Chapter 16 of the National Planning Policy Framework.

12. Other than construction works relating to the extension to the Barn building as detailed within submitted drawing titled 'Barn Elevations and Proposed' (AL)32revB no further development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme archaeological and architectural recording. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant to, and approved in writing by, the Local Planning Authority.

Reason: To record any important archaeological evidence in the form, date, construction and use of the listed building in order to advance understanding and significance of heritage assets in accordance with paragraph 218 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

13. Prior to any works to any windows or doors commencing, full details of the method and extent of repair works shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include joinery details at a scale of 1:5 and window elevations at a scale of 1:20. The windows / doors shall be recessed by a minimum distance of 150mm. The works shall be carried out in complete accordance with the approved details and completed prior to the development being brought into use and shall be retained thereafter. **Reason:** To preserve the significance and setting of the listed building in accordance with policy LP35 of the Kirklees Local Plan and policies within chapter 16 of the National Planning Policy Framework.

Plans and Specifications Table:-

Plan Type	Reference	Version	Date Received
Location plan	(EX)04	-	08/09/2025
Barn and Coach House Plans and Elevations as Existing	(EX)03	-	26/08/2025
Red House and Toilet Block Plans and Elevations as Existing	(EX)02	-	26/08/2025
Proposed site/block layout	(AL)01	B	03/12/2025
Red House Ground Floor	(AL)10	B	03/12/2025
Red House First Floor	(AL)11	B	03/12/2025
Barn Roof	(AL)31	B	03/12/2025
Barn elevations	(AL)32	B	03/12/2025
Barn floorplan	(AL)30	B	03/12/2025
Coach House floorplan	(AL)20	B	03/12/2025
Coach House elevations	(AL)21	B	03/12/2025
Red House North and West	(AL)14	A	03/12/2025
Red House South and East	(AL)13	A	03/12/2025
Red House Roof	(AL)12	A	03/12/2025
Tree Constraints Plan	-	-	26/08/2025
Access Visibility Mark-Up	-	-	26/08/2025
Arboricultural Implications Plan	-	-	26/08/2025
Access Plan	-	-	26/08/2025
Bat survey	-	-	26/08/2025
Visibility and Access to Oxford Rd Frontage	-	-	26/08/2025

Arb Impact Assessment July 2025	-	-	26/08/2025
Preliminary Roost Assessment	-	-	26/08/2025
Design and access statement	-	-	26/08/2025
Planning statement	-	-	26/08/2025
Conservation/heritage statement	-	-	26/08/2025
Heritage Impact Assessment			26/08/2025

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 Authority has, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. This application follows a formal pre-application advice application. During the lifespan of this application, officers have continuously conversed with the applicant to overcome issues and understand the exact nature of the development. Matters discussed and addressed with the applicant include highways, impact on the listed building and the loss of an Asset of Community Value.