



**Planning (Listed Buildings and Conservation Areas) Act 1990**

**LISTED BUILDING CONSENT**

---

**Application Number: 2025/65/92388/E**

---

**To:** Daniel Russell,  
Kingscrown Land & Commercial Ltd  
Unit 11-14, Prudential Buildings  
61, St. Petersgate  
Stockport  
Cheshire SK1 1DH

**For:** BP Land Ltd

**The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-**

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)

**At:** RED HOUSE MUSEUM, 281, OXFORD ROAD, GOMERSAL, BD19 4JP

---

**In accordance with the plan(s) and applications submitted to the Council on 26-Aug-2025 subject to the condition(s) specified hereunder:-**

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:-**

| <b>Plan Type</b>  | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---|------------------|----------------|----------------------|
| 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.

### **Development within a Coal Mining Area**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](http://www.mra.gov.uk)

**Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.**

**It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.**

### **Details Reserved by Condition**

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “**submitted to and approved in writing by the Local Planning Authority**”.
- You can apply online for approval of these details at the Planning Portals website at [www.planningportal.gov.uk](http://www.planningportal.gov.uk). Alternatively the forms and supporting guidance for submitting an application can be found online at [www.kirklees.gov.uk/planning](http://www.kirklees.gov.uk/planning).
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner.

- It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision> Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>. You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

**Dated:** 17-Dec-2025

**Signed:**



**David Shepherd  
Executive Director for Place**

### **Decision Documents**

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at [www.kirklees.gov.uk/planning](http://www.kirklees.gov.uk/planning), and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2025/65/92388/E.

If a paper copy of the decision notice or decided plans are required, please email [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) or telephone 01484 414746 with the application number. There may be a charge for this service.

---

All communications should be sent to one of the following address:

E-mail: [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk)

Write to: Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

---

---