

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:	2025/65/92460/W
Site Address:	Oldfield House, Oldfield Road, Oldfield, Honley, Holmfirth, HD9 6RL
Description:	Listed Building Consent for installation of new windows and doors, internal alterations and erection of boundary wall and gates (within a Conservation Area)
Recommending Officer:	Joshua Merriman

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 31-Oct-2025

Case Officer Report – 2025/92341

Site

The application site refers to Oldfield House, Oldfield Road, Oldfield, Honley, Holmfirth, HD9 6RL, a detached Grade II Listed Building faced in natural coursed stone, with a pitched stone slate roof, and timber windows and doors. The application property lies in a slightly varied street scene, surrounded by properties of differing sizes, scales, characters, and appearances. The application property benefits from amenity space to the front, sides, and rear, as well as an outbuilding and courtyard to the rear. The property has the following listed description:

“House, part of farm group. Mid C19. Hammer dressed stone, ashlar front (south-east). Stone slate roof. Gable copings. Two stone gable stacks. Two storeys to south-east. Three storeys to north-west. South-east elevation: symmetrical facade. Three bays. Moulded eaves cornice. Central doorway with fanlight and moulded canopy. Sash windows. North-west elevation: moulded stone brackets to gutter. Ground floor: 2 rear central doorways and one 4-light stone mullioned window to each side, the one to right with mullion removed. First floor: one 6-light and one 4-light stone mullioned window. Second floor: blocked loading door and three 3-light stone mullioned windows.”

Proposal

The application requests Listed Building Consent for installation of new windows and doors, internal alterations and erection of boundary wall and gates (within a Conservation Area).

The application site is allocated in the Oldfield Conservation Area within the Kirklees Local Plan (adopted 2019). The site is also located within the Green Belt, a twice buffer, and is a designated Grade II Listed Building.

Relevant Planning History

The most relevant planning history relates to the following applications:

2019/92625 – Work to tree in CA – Granted.

2022/91660 - Demolition of modern farm building, alterations to existing farm house, conversion of farm buildings to form 2 dwellings with associated access and parking arrangements (Listed Building within a Conservation Area) – Conditional Full Permission.

2022/91661 - Listed Building Consent for demolition of modern farm building, alterations to existing farm house, conversion of farm buildings to form 2 dwellings with associated access and parking arrangements (within a Conservation Area) – Consent Granted.

2023/92000 – Work to TPO trees in Conservation Area – Granted.

2023/93071 - Demolition of modern farm buildings, alterations to existing farm house, conversion/ extension of farm buildings to form 2 dwellings with associated access and parking arrangements (Listed Building within a Conservation Area) – Conditional Full Permission.

2023/93072 - Listed Building Consent for demolition of modern farm buildings, alterations to existing farm house, conversion/ extension of farm buildings to form 2 dwellings with associated access and parking arrangements (Listed Building within a Conservation Area) – Consent Granted.

2024/91323 – Work to TPO(s) within a Conservation Area – Granted.

2024/91658 - Conversion and extension of existing buildings to provide three dwellings including refurbishment of existing farmhouse and demolition of modern farm buildings with associated access and parking arrangements (Listed Building within a Conservation Area). – Conditional Full Permission.

2024/91659 - Listed Building Consent for conversion and extension of existing buildings to provide three dwellings including refurbishment of existing farmhouse and demolition of modern farm buildings with associated access and parking arrangements (Listed Building within a Conservation Area) – Consent Granted.

2025/91400 - Discharge of details reserved by condition 18 (positioning of flues) on previous permission 2024/91659 for Listed Building Consent for conversion and extension of existing buildings to provide three dwellings including refurbishment of existing farmhouse and demolition of modern farm buildings with associated access and parking arrangements (Listed Building within a Conservation Area) – Discharge of Conditions Approved.

Climate Change

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 pre-dates 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.

Public/Members Response

The application has been publicised as affecting the setting of a Listed Building and Conservation Area, on the Council's website, by site notice, and by press advertisement.

The publicity period for this application expired on 23/10/2025.

Letters of Comment

- It has been requested that Condition 4 from previous permission 2024/91659 is retained.

Officer Comment: Condition 4 from previous permission 2024/91659 has been added to this decision.

Kirklees Local Plan Policy

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway and Access
LP22 Parking
LP24 Design
LP30 Biodiversity and Geodiversity
LP35 Historic Environment
LP57 The extension, alteration or replacement of existing buildings

Holme Valley Neighbourhood Development Plan

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan. Policies within the plan relevant to the consideration of this application are listed as follows:-

Policy 1 – Protecting and Enhancing the Landscape Character of Holme Valley.
Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.
Policy 3 – Conserving and Enhancing Heritage Assets
Policy 12 – Promoting Sustainability.
Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

The application site is located within Landscape Character Area 5 (Netherthong Rural Fringe) of the Holme Valley Neighbourhood Development Plan. The key characteristics of which are below:

- The elevation offers extensive views of the surrounding landscape with long distance views towards Castle Hill and Huddersfield and the valley sides afford framed views towards settlements in the valley below.
- Within Netherthong and Oldfield views of the surrounding landscape are often glimpsed between buildings.
- Distinctive stone wall field boundary treatments divide the agricultural landscape.

- Public Rights of Way (PRoW), including the Holme Valley Circular Walk, cross the landscape providing links between settlements. National Cycle Route no. 68 also crosses the area.

National Policies and Guidance

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'.

National planning policy and guidance are set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19th 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 places
- Chapter 13 Protecting Green Belt land
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 Conserving and enhancing the historic environment

Assessment

Oldfield House is an example of a mid-19th Century residential property faced in hammer-dressed stone and a stone slate roof. The house is part two-storey, part three-storey and forms part of a group of former farm buildings. The property also shows a presence of gable copings, stone gable stacks, a moulded eaves cornice, central doorway with fanlight and moulded canopy, and sash windows.

Paragraph 207 of the NPPF states that:

"In 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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

Paragraph 208 of the NPPF goes on to state that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage"

asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

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."

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.

Following a consultation with KC Conservation & Design, it was requested that additional information regarding the date of the staircase proposed to be demolished was submitted and amended plans detailing the removal of one proposed rooflight, and alignment of the remaining rooflights were also submitted. The applicant submitted these details and amendments to the case officer, and they were considered as acceptable.

KC Conservation & Design have also recommended conditions to be added to the end of this report regarding all replacement windows.

Conclusion

It is therefore concluded that the proposed development to Oldfield House is acceptable, subject to the imposition of conditions.

Recommendation – Grant Consent

Decision Authorisation - Delegated Powers

Application Number: 2025/92460

Officer Recommendation: Grant Consent

1. The development shall be begun not later than the expiration of three years beginning with the date on which consent is granted.

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.

1. 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.

2. Notwithstanding the approved plans, the new windows shall be timber with an off-white painted finish. Opening casements shall be set flush with the frames with butt hinges and traditional window stays (friction hinges shall not be permitted) and all new window frames shall be set back in the reveal by 100-125mm and not fitted flush with the external wall. Visible trickle vents shall not be permitted. All of the above shall be thereafter retained.

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 Chapters 12 and 16 of the NPPF.

3. Any obscured glazed windows shall have a plain etched finish and not be in patterned glass and shall be thereafter retained.

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 Chapters 12 and 16 of the NPPF.

4. The window within the western side elevation of the application property hereby approved, to serve bedroom 3 at first floor level, shall be first fitted with obscure glass minimum grade 4. Notwithstanding the provisions of Section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), the window shall thereafter be so retained obscurely glazed.

Reason: To protect the amenity of the neighbouring property, in accordance with Policy LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework, Policy 2 of the Holme Valley Neighbourhood Development Plan and Principle 6 of the Housebuilders Design Guide SPD.

5. Notwithstanding the approved plans, all lintels proposed in the development must match the stone used in the existing building as closely as possible in terms of type of stone, texture, colour, and finish.

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 Chapters 12 and 16 of the NPPF.

6. There shall expressly be no use of cement, concrete, non-lime plaster or non-permeable insulation in the application property.

Reason: In order to ensure that materials of an appropriate standard and quality are used in order to result in a high-quality development, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

7. There shall expressly be no use of filler or expandable foams in any part of the works.

Reason: In order to ensure that materials of an appropriate standard and quality are used in order to result in a high-quality development, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

8. Notwithstanding the approved plans, the proposed roof lights shall be of a conservation style and sit entirely flush with the roof plane.

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, to preserve and enhance the significance of the Listed Buildings and Oldfield Conservation Area and to accord with Policy LP35 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan and Chapter 16 of the National Planning Policy Framework.

Plan Type	Reference	Version	Date Received
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Location Plan	307-25-PL09_A	-	02/09/2025
Existing Floor Plans and Site Layout	307-25-PL01_A	-	02/09/2025
Existing Elevations	307-25-PL02_A	-	02/09/2025
Proposed Window & Door Details Sheet 1 of 4	307-25-PL05_B	-	02/09/2025
Proposed Window & Door Details Sheet 2 of 4	307-25-PL06_B	-	02/09/2025
Proposed Window & Door Details Sheet 3 of 4	307-25-PL07_A	-	02/09/2025
Proposed Window & Door Details Sheet 4 of 4	307-25-PL08_B	-	02/09/2025
Proposed Floor Plans and Site Layout	307-25-PL03_E	-	27/10/2025
Proposed Site Plan & Boundary Wall and Gates Elevation	307-25-PL10_C	-	27/10/2025
Proposed Elevations	307-25-PL04_E	-	27/10/2025
Application Forms	-	-	02/09/2025
Heritage Statement	307-25-R1_A	-	02/09/2025

Report Dated:

28/10/2025