

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:	2025/65/92699/W
Site Address:	Beauty Cottage, 20, Holmfirth Road, Meltham, Holmfirth, HD9 4ES
Description:	Listed Building Consent for installation of replacement windows (within a Conservation Area)
Recommending Officer:	Joshua Merriman

DECISION – LISTED BUILDING 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.

Emma Thompson

AUTHORISED OFFICER

Date: 26-Nov-2025

Case Officer Report – 2025/92699

Site

The application site is Beauty Cottage, 20, Holmfirth Road, Meltham, Holmfirth, HD9 4ES, a Grade II Listed two-storey terraced dwelling faced in stone, with a pitched tiled gable roof, and timber windows and doors. The application property lies in a slightly varied street scene, as it lies in the centre of Meltham, the uses of properties in the surrounding area significantly differ and therefore properties are of differing characters and appearances to the application dwelling. Furthermore, the property benefits from amenity space to the front and garden space to the rear. The property has the following listed description:

“Terraced pair of houses, part of row. Late C18. Hammer dressed stone. Quoins. Pitched slate roof. 2 storeys. Each dwelling has entrance to right and one 6-light stone mullion window. (One light blocked to No. 18). Two 3-light windows to each dwelling, to 1st floor.”

Proposal

The application is Listed Building Consent for installation of replacement windows (within a Conservation Area).

The application site is allocated in the Meltham Conservation Area within the Kirklees Local Plan (adopted 2019). The site is also located within a bat alert layer and twice buffer and is a designated Grade II Listed Building.

Relevant Planning History

The most relevant planning history relates to the following applications:

99/91710 - LISTED BUILDING CONSENT FOR INSTALLATION OF NEW WINDOWS AND DOOR (WITHIN A CONSERVATION AREA) – Consent Granted.

2015/92027 - Change of use of dwelling to beauty salon (Listed Building within a Conservation Area) – Conditional Full Permission.

2023/92050 - Change of use to drinking establishment/restaurant (mixed use) and formation of beer garden (Listed Building within a Conservation Area) – Withdrawn.

2024/91446 - Change of use from commercial beauty salon to one dwelling (Listed Building within a Conservation Area) – Conditional Full Permission.

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 Councils website, by site notice, and by press advertisement.

The publicity period for this application expired on 13/11/2025.

Letters of Comment

- Meltham Town Council have noted the planning application.

Officer Comment: Noted.

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

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 December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter2	Achieving sustainable development
Chapter12	Achieving well-designed places
Chapter16	Conserving and enhancing the historic environment

Assessment

20, Holmfirth Road is an example of a late 18th Century property faced in hammer-dressed stone and a pitched slate roof. The property is two-storey and forms part of a four-property terrace, of which Nos. 18 and 20 are Grade

II Listed. The dwelling contains an entrance to the right and one 6-light stone mullion window to the ground floor, and two 3-light windows to the first floor.

Following a consultation with KC Conservation & Design, it was requested that the windows proposed as stormproof design were amended as flush casement rather than slightly projecting. Amended plans were submitted detailing these changes and considered acceptable.

KC Conservation & Design have also recommended conditions to be added to this report regarding the colour of the replacement windows being specified as off-white, use of butt hinges, and use of black colour seals. These have been agreed with the agent.

It is therefore concluded that the proposed development to 20 Holmfirth Road is acceptable, subject to condition.

Conclusion

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.

Recommendation – Grant Consent

Decision Authorisation – Delegated Powers

Application Number: 2025/92699

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.

Plan Type	Reference	Version	Date Received
Location Plan	-	-	26/09/2025
Existing Elevations	-	-	26/09/2025
Proposed Site Plan	-	-	26/09/2025
Proposed New Windows	-	-	20/11/2025
Application Forms	-	-	26/09/2025
Photos of Windows	-	-	26/09/2025
Design and Access Statement	-	-	26/09/2025
Heritage Statement	-	-	26/09/2025

Report Dated:

20/11/2025

