

**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:	2025/65/92733/E
Site Address:	Grange Cottage, Kirkby Grange Farm, Clough Road, Flockton, Huddersfield, WF4 4AQ
Description:	Listed Building Consent for replacement windows, installation of rooflights, alterations to chimney and associated works
Recommending Officer:	Elenya Jackson

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: 27-May-2026

Officer Report.

Reference: 2025/92733

Location: Grange Cottage, Kirkby Grange Farm, Clough Road, Flockton, Huddersfield, WF4 4AQ

Proposal: Listed Building Consent for replacement windows, installation of rooflights, alterations to chimney and associated works.

Site Description.

The site is Grange Cottage, Kirkby Grange Farm, Clough Road, Flockton, Huddersfield, WF4 4AQ which is Grade II Listed and is part of the original 'Kirby Hall' with the following listing description on the Historic England website:

Large house, now divided. Circa 1606 for Sir Richard Assheton of Middleton, Lancashire, for his second son Ralph. C18 and recent alterations. Hammer dressed stone. Quoins. Stone slate roof (turned, and lowered in parts). Altered stacks, originally ashlar. Two storeys and attic. U-shaped plan with 2 facades at 90° and two projecting wings at rear. The two facades are similar in character each with a gable to right and of 3 bays with entrance between 1st and 2nd bays. The main entrance on south side has elaborate lintel with scrolls and shields and in raised letters, LAUS DEO. Bays of double chamfered windows, mullioned and transomed, arranged: 10, 6 and 10- light on south side, and 10, 6 and 14-light on east side. Each gable apex has a 3-light window. Continuous drip mould over ground and first floors. Wing on north side mainly altered and roof lowered.

Arched fireplace, 10 ft. 6 in. wide, in north-east parlour. Each arch- stone bears number and mason's mark. Other rooms have plastered beams and cornices).

Description of Proposal.

Listed Building Consent is sought for the following alterations:

The scope of works to the building are as follows:

- Addition of rooflight
- New windows
- Replacement internal doors
- Replacement of staircase
- Alterations to non original partition walls
- Replacement bathroom on first floor
- Addition of new bathroom into loft space
- Replacement of water tank with new boiler
- Replacement of ground floor plaster board with lime plaster

- Repointing existing chimney
- Replacement windows in principle elevation
- Repointing of existing building
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During the course of the application, works have been undertaken to the roof of the property to re-felt the roof.

History of Negotiations.

During the course of the application, alterations were requested to reduce the number of roof lights, amend the doors to be more in keeping with the historic character and change to proposed staircase to feature less glazing..

Relevant Planning History.

At the application property:

2025/90849: Erection of extension to detached garage to create dwelling forming annex accommodation associated with Grange Cottage, Kirkby Grange Farm, Clough Road, Flockton, Huddersfield, WF4 4AQ (Listed Building). Conditional full permission.

Representations.

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via neighbour notification letters, a site notice and within the newspaper, collectively expiring on 21st November 2025.

In response to publicity, no comments received.

Consultation Responses.

KC Conservation & Design (informal) – The Conservation & Design Team requested alterations to the design of the proposal which sought reductions to the number of roof lights, alterations to the internal staircase, alterations to the internal doors. Amended plans have been provided and the application has been progressed on this basis.

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 application site is in a low risk coal area.

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development
- LP24 – Design
- LP35 – 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, and 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 and Beautiful Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Legislation:

- The Town & Country Planning Act 1990 (as amended)
- The Town & Country Planning (Listed Building & Conservation Areas) Act 1990
- The Planning and Compulsory Purchase Act 2004

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16th December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

Assessment.

1) Impact on Visual Amenity and Historic Environment

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.

The submitted Design & Access Statement and supporting plans sets out the scope of the works to the building.

The external alterations to the building consist of:

- Addition of rooflight
- New windows
- Replacement internal doors
- Replacement of staircase
- Alterations to non original partition walls
- Replacement bathroom on first floor
- Addition of new bathroom into loft space
- Replacement of water tank with new boiler
- Replacement of ground floor plaster board with lime plaster
- Repointing existing chimney
- Replacement windows in principle elevation
- Repointing

As part of the assessment and determination of this planning application, an informal consultation was undertaken with KC Conservation & Design. Following the receipt of amended plans, the proposed alterations have been considered acceptable.

Officers consider that as the proposal would have some alterations to the external appearance of the Listed Building and would impact the internal fabric of the listed building, as a result, the proposals would impact the architectural merit of the building. However, Officers consider that the harm caused to the significance of the listed building would be less than substantial. As a result, an assessment of the public benefits to outweigh the harm would need to be undertaken.

The property is currently being utilised as a residential dwelling and it is considered that the scope of the works would allow for the building to retain its existing use and prevent it falling into disrepair. This would be considered a continuation of the building's optimal viable use.

It is considered that as the proposals would involve limited external alterations but those requested would improve the external perception of the building, the public benefits would outweigh the less than substantial harm to the architectural merits of the building.

As the proposal would be making alterations to the fabric of the building which has been identified as original to the property it is considered that conditions are necessary to preserve the details where applicable and limit the harm to the building. Officers would require the following details to be conditioned:

- window and door details to be submitted to ensure those proposed are appropriate to the character of the building
- windows to be conservation roof lights
- details of internal doors to be provided
- all repointing to be in lime
- details of the staircase are to be provided prior to installation
- all new windows to be recessed to match existing or 100-150mm
- The re plastering in the building to be lime plaster on external walls to improve the buildings breathability and prevent degradation of building fabric.

Therefore, for the reasons set out above and subject to conditions, the proposal is considered to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the NPPF.

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 Consent

Decision Authorisation – Delegated Powers

Application Number: 2025/92733

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP30, LP31, LP33, LP35 and LP51 of the Kirklees Local Plan and policies within Chapters 2, 4, 9, 12, 14, 15 and 16 of the National Planning Policy Framework.

3. Prior to the insertion of any external doors, details shall be submitted to and approved in writing by the Local Planning Authority. These shall include product specifications, 1:5 sections and 1:20 elevations showing their appearance including materials (timber), finish, colour, design details of the external reveals, heads, cills and jambs. The approved scheme shall thereafter be implemented

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 Chapter 16 of the National Planning Policy Framework.

4. All new window frames shall be set back in the reveal by 100-150mm and not fitted flush with the external wall. Any obscured glass shall be plain frosted and not patterned.

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 Chapter 16 of the National Planning Policy Framework.

5. Notwithstanding the submitted details, details of the proposed staircase are to be submitted and agreed by the Local Planning Authority prior to installation.

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 Chapter 16 of the National Planning Policy Framework.

6. 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 Chapter 16 of the National Planning Policy Framework.

7. Notwithstanding the submitted details any plastering/ replastering works to the walls forming the historic fabric of the building shall be undertaken using lime plaster only.

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 Chapter 16 of the National Planning Policy Framework

8. Notwithstanding the submitted details there shall be no use of filler or expandable foams or silicone sealants in any part of the works which would intersect or touch the historic fabric.

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 Chapter 16 of the National Planning Policy Framework.

9. Details of any proposed external lighting, fixings, CCTV cameras and external equipment fixed to the building and curtilage structures, along with the locations and fixing methods, shall be submitted for approval in writing by the Local Planning Authority prior to installation. Fixings shall be into mortar joints and not into the stonework. All existing modern redundant equipment replaced by the new equipment shall be removed carefully and the surfaces made good. The approved scheme shall be implemented 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 Chapter 16 of the National Planning Policy Framework.

10. Prior to the insertion of new internal openings and adaptation of existing openings within the existing building, details shall be submitted to and approved in writing by the Local Planning Authority. These shall include demolition methodology, 1:5 section and 1:20 elevations showing design details of new doors and joinery including architraves, materials, finish and samples. The approved scheme shall be implemented 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 Chapter 16 of the National Planning Policy Framework.

NOTE: Any paints used shall be permeable, and none plasticised to ensure the movement of moisture.

NOTE: In order to avoid damage to the Listed Building, care should be taken in the choice of materials to avoid thermal bridging or other issues that may affect the breathability of the Building.

NOTE: The site is located within the Kirklees Bat Alert Layer and there is an increased potential for roosting bats. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site, development shall cease and the applicant is advised to contact Natural England for advice.

Plans and Specifications Schedule: -

Plan Type	Reference	Version	Date Received
Location Plan		-	30/09/2025
Proposed plans and sections	03-P03		7/04/2026
Proposed elevations	04-P03		27/05/2025
Existing site sections	01-P01		30/09/2025
Existing elevations	02-P01		30/09/2025
Window section details			22/05/2026
Design and access statement			30/09/2026

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 2024 and otherwise actively engaged with the applicant in dealing with the application. Amended plans were requested during the course of the application.