

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:	2025/65/92788/W
Site Address:	21, Clay Well, Golcar, Huddersfield, HD7 4JD
Description:	Listed Building Consent for installation of replacement boiler, rewiring repairs and exposure of original fireplace and instalment of multi-fuel stove (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: 05-Dec-2025

Case Officer Report

Site

The application site relates to 21 Clay Well, a Grade II Listed building located in Golcar, Huddersfield. The property is a two storey mid-terrace cottage dating from 1876. The dwelling benefits from amenity space to the rear which is bounded by a timber boarded boundary fence. The site is also situated within Golcar Conservation Area.

List Description:

Early to mid C19. Terrace of 5 cottages. Hammer dressed stone. Pitched stone slate roof (part bitumen covered). Coped gables. Part of terrace has stone brackets to gutter. 2 storeys. South east elevation: ground floor; three 3-light stone mullioned windows (two have 1 mullion removed). Two 4-light stone mullioned windows (both have 2 mullions removed). First floor; seven 3-light stone mullioned windows (one has 1 light blocked) (two have 1 mullion removed). No 25 has one 5-light stone mullioned window. North west elevation: blocked loading door. Two 2-light stone mullioned windows. Modern window to No 23. West elevation (No 25): one 3-light stone mullioned window (one light blocked). Included for group value.

Proposal

The application seeks Listed Building Consent for the installation of replacement boiler, rewiring repairs and exposure of original fireplace and instalment of multi-fuel stove (within a Conservation Area).

Replacement boiler:

- Retrospective.
- The replacement was undertaken in the same location and orientation as the original.
- New boiler and new flute.
- The historic fabric of the building was not altered.
- The installation is fully reversible.

Rewiring repairs and new fuse box:

- The works were undertaken in a like-for-like manner, with no alteration to the surrounding historic fabric or finishes.
- The reason for undertaking the rewiring was to address some plug sockets that were in the skirting boards, which did not comply with current building regulations.
- Rewiring is concealed within the walls.

Exposure of original fireplace and instalment of multi-fuel stove:

- Removal of the previous 1980s fireplace and the reinstatement of the original inglenook.
- During the works, modern materials including tiles and a breeze block infill were removed to reveal the original stone fireplace.
- The stone was exposed with care to avoid any damage to the historic fabric, and no alterations were made beyond uncovering what was already in place.

Relevant Planning History

2025/92789 – Erection of wooden decking in rear garden (Listed Building within a Conservation Area) – approved

2025/92790 – Listed Building Consent for erection of wooden decking in rear garden (within a Conservation Area) – 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 21/11/2025. No comments have been received.

Policy / Legislation

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'.

Kirklees Local Plan Policy

LP1 Achieving Sustainable Development

LP2 Place Shaping
LP24 Design
LP35 Historic Environment

National Policies and Guidance

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 16 Conserving and enhancing the historic environment

Assessment

21 Clay Well is an example of an early to mid-1800s cottage faced in hammer-dressed stone and a stone slate roof. The house is two-storeys and forms part of Nos 17 to 25 which originally used to be 5 dwellings.

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.

Discussions took place with KC Conservation and Design who commented on each element of the proposal.

Replacement boiler:

This element of the proposal required Listed Building Consent due to the new flue proposed on the front elevation roof plane. The replacement boiler and flue was undertaken in the same location and orientation as the original. The heritage statement sets out that the installation is fully reversible. Due to these factors the Conservation and Design officer had no objections and this element is therefore considered acceptable.

Rewiring repairs and new fuse box:

The works were undertaken in a like-for-like manner, with no alteration to the surrounding historic fabric or finishes. The new installation complies with current electrical safety standards while remaining discrete and visually unobtrusive within the interior. As all original features in the immediate vicinity have been retained intact Conservation and Design officer had no objections and this element is therefore considered acceptable.

Exposure of original fireplace and instalment of multi-fuel stove:

Removing the modern addition and taking it back to its original form is seen as an improvement to the heritage of the property and therefore is acceptable.

Overall, due to the replacements and repairs updating elements of the Listed Building to comply with building regulations whilst not significantly affecting the building's special architectural or historic interest these works are considered acceptable.

Conclusion

It is concluded that the proposed development to 21 Clay Well would lead to less than substantial harm to the heritage asset. This conclusion is drawn on the basis that interventions have been undertaken (such as addition of a flue to serve the boiler) which have had a minimal and low level harmful impact. However it is considered that the level of harm is minimal / low level and is outweighed by the benefits of updating the Listed Building to improve the standard of housing provided (through installation of heating / updated wiring) to ensure compliance with building regulations and would the works are concluded to preserve the building, its setting / features of a special architectural or historic importance. Given the public benefit associated with improving the standard of housing through the introduction of the elements for

which consent is sought, the development is therefore considered to be acceptable.

Recommendation – Grant Consent

Decision Authorisation - Delegated Powers

Application Number: 2025/92788

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.

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 to retain the significance of the designated heritage asset and to accord with Policies LP24 & LP35 of the Kirklees Local Plan, as well as policies within Chapter 16 of the National Planning Policy Framework.

Plan Type	Reference	Version	Date Received
Location Plan	PP-14348473v1	-	07/10/2025
Design and Access Statement	-	-	13/10/2025
Boiler statement	-	-	07/10/2025
Fusebox and Wiring Statement	-	-	07/10/2025
Heritage Statement	-	-	07/10/2025
Fireplace statement	-	-	07/10/2025
Application form	-	-	07/10/2025

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 have, 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. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated: 4th December 2025

