KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	**2025/62/92980/W**
Site Address:	2-4, Pike Law Lane, Scapegoat Hill, Huddersfield, HD7 4PL
Description:	Erection of extensions and alterations to dwelling, and erection of detached garage, outbuilding and decking (Listed Building)
Recommending Officer:	Joanna Rednall

DECISION – CONDITIONAL FULL PERMISSION

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: 13th January 2026

The Site

2-4 Pike Law Lane is a Grade II Listed building located in Scapegoat Hill, Huddersfield. The listing description for the site is as follows:

Early to mid C19. Handed pair of houses. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets. 2 storeys. South East elevation: Ground floor: two entrances with stone surround; two 4-light stone mullioned windows; two single lights. First floor: two 8-light stone mullioned windows (continuous pronounced sill). North west elevation: Ground floor: back to earth. First floor: two 6-light stone mullioned windows. South west gable: single storey lean-to extension with stone slate roof.

The Proposal

The applicant is seeking planning permission for erection of extensions and alterations to dwelling, and erection of detached garage, outbuilding and decking (Listed Building). The application is retrospective.

Extensions and alterations to dwelling

The single storey porch extension projects ~1.7m from the south-facing elevation and extends ~5.9m in width. The eaves measure ~2.4m in height and the total height measures ~3.3m to the ridge of the roof. The porch is constructed using reclaimed natural stone with a reclaimed oak frame around the entrance. The roof is finished in slates.

The porch extension adjoins an existing larger lean-to extension situated on the west-facing elevation of the host property. This extension measures ~3.8 metres in depth, ~6 metres in width, with an eaves height of ~3 metres and a ridge height of ~4.8 metres. It is constructed using natural stone with the lean-to roof finished in slate.

Detached garage

The detached garage is situated to the north of the host building and runs parallel to Pike Law Lane. It measures ~4.3 metres in width, ~5.9 metres in depth, with an eaves height of ~ 2.8 metres and a ridge height of ~ 3.9 metres. The garage is constructed from natural stone, with a pitched roof finished in stone slates and capped with stone ridge tiles. Above the garage door, a reclaimed stone lintel is proposed, featuring a decorative carved stone griffin set into the head. A garage door is not proposed as part of the development.

Outbuilding and decking

A stone-built outbuilding is located to the south-east of the dwelling, positioned at a lower level than the main building. The outbuilding features a flat roof, which also functions as a raised decking area to the rear of the property.

The front elevation of the outbuilding incorporates several window openings, detailed with reclaimed, square-cut Yorkshire stone pillars and fitted with golden oak uPVC window frames. These are finished with reclaimed stone heads, cills, and mullions.

The raised decking is enclosed by glass balustrade panels fixed to black-coated steel posts and a matching top rail, with stainless steel brackets, forming a continuous perimeter. Access between the decking and the outbuilding is provided via stone steps.

History of Negotiations

No amendments have been sought in the processing of this application as it was considered acceptable as submitted.

Planning History

Relevant planning history for this site is summarised as follows:-

2025/90484: Listed Building Consent for erection of single storey extensions, detached garage and alterations – Consent granted.

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice and a press notice.

Final publicity date expired: 11th January

No representations were received as a result of the publicity.

Parish/ Town Council Comments

N/A.

Consultations

KC Conservation & Design: support with conditions.

Allocation & Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The application site is unallocated in the local plan. Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway Safety
LP22 Parking Provision
LP24 Design
LP30 Biodiversity
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 12th December 2024, 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. Considered to be of relevance to the consideration of this application are policies within the following chapters: -

Chapter 2 – Achieving sustainable development
Chapter 9 – Promoting sustainable transport
Chapter 12 – Achieving well-designed places
Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
Chapter16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

House Extensions and Alterations SPD (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to

the desirability of preserving or enhancing the character of appearance of Conservation Areas.

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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 interest which it possesses'

Assessment

The following matters are considered in the assessment below –

1. Principle of development
2. Impact upon visual amenity
3. Impact upon residential amenity
4. Impact upon highway safety
5. Other matters
6. Representations
7. Conclusion

1 – Principle of development:

Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

> *The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that "good design should be at the core of all proposals in the district".

2 – Impact upon visual amenity (including impact upon designated heritage asset)

Policy LP24 (Design) of the Council's adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality. Principle 7 of the House Extensions SPD requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

Extensions and alterations to dwelling

The rear extensions are deemed visually appropriate, set back from the immediate streetscene of Pike Law Lane and Pike Law Road, and are of a subservient size, scale and single storey in height. Furthermore, the submitted information sets out the extensions are constructed from natural stone to match the appearance of the original building, including the more detailed fenestration details, which as closely as possible, also mimic those of the host building. The windows are timber with stone head, cills and mullions to be in keeping with the original features of 2-4, Pike Law Lane. The use of oak framing on this elevation has been considered acceptable from a visual perspective, as the works are relatively small in size and scale, with the materials complementing the existing use.

Upon a site visit, Officer's noted the rainwater goods were black UPVC, therefore upon the grant of Listed Building Consent, officers deem it reasonable to impose a condition requiring these to be replaced in either timber, cast iron or sectional cast aluminium using a traditional section, and finished in black to protect and retain the significance of the listed building. In addition, the Conservation Officer has requested conditions in relation the pointing, and these can be attached should permission be granted.

Taking the development as a whole, the extensions and external alterations are considered to be contemporary yet respectful additions to the application site. The extensions are modest in size and scale, allowing the Listed Building to remain the dominant and defining feature of the site. Their limited height and rooflines, which are set well below those of the original structure, ensure that the additions are clearly subordinate and visually distinguishable from the original historic fabric. The single-storey elements are sensitively integrated into the design of the host building, avoiding overdevelopment and preserving its architectural and historic character.

Detached garage

The detached garage, located to the north of the host building, is constructed using materials that reflect those of the original dwelling, including natural stone walls and a stone slate roof. Although the garage occupies a more prominent and elevated position relative to the main house, its modest scale and simple, traditional form ensure that it remains visually subordinate and does not compete with the architectural prominence of the Listed Building. The use of sympathetic materials and traditional detailing allows the garage to sit comfortably within its setting and maintain visual coherence with the wider

site. Overall, the garage is considered visually acceptable and does not result in harm to the character, appearance, or setting of the Listed Building, thereby preserving the site's heritage significance.

The submitted information confirms that the garage would not be fitted with a door. As a result, Conservation Officers do not consider it necessary to recommend a condition relating to materials or colour finishes of a garage door.

Outbuilding and decking

A stone-built outbuilding is located to the south-east of the dwelling, positioned at a lower level than the main building and partially set into the surrounding topography. The outbuilding is of a modest scale and features a flat roof, which also functions as a raised decking area to the rear of the property.

The front elevation of the outbuilding incorporates several window openings detailed with reclaimed, square-cut Yorkshire stone pillars and finished with reclaimed stone heads, cills, and mullions. The windows themselves are fitted with golden oak uPVC frames. While uPVC is not generally considered a traditional or preferred material in close proximity to a Listed Building, officers acknowledge that in this instance the outbuilding is set at a sufficient distance from the main dwelling and is well screened by its lower level and integration into the topography. As such, officers consider the upvc windows do not result in significant visual harm to the character or setting of the Listed Building, and it is not considered reasonable or necessary to impose a condition requiring their replacement with timber alternatives.

The raised decking area is enclosed by glass balustrade panels fixed to black-coated steel posts and a matching top rail, with stainless steel brackets. Although contemporary in appearance, the balustrade remains lightweight and visually permeable, limiting its impact on the wider setting. Access between the decking and the outbuilding is provided via stone steps, which further assists in visually linking the structure to its traditional context.

Overall, the outbuilding and associated decking are considered to integrate satisfactorily within the site and preserve the character, appearance, and setting of the Listed Building.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 and LP35 of the Kirklees Local Plan, the adopted House Extensions and Alterations SPD, and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers.

Given the nature, scale, and siting of the proposed development, it is not considered to result in any unacceptable impact on the residential amenity of neighbouring properties. It has been assessed that the proposal would not give rise to overlooking, overshadowing, or overbearing impacts. The raised decking area is well screened and positioned at a significant distance from the shared eastern boundary, maintaining separation distances of approximately 26 metres to Cliffe Ridge and 27 metres to Pennine Acre. These separation distances, together with the screening and relative levels, are considered sufficient to prevent any material loss of privacy or amenity.
It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, and advice within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The proposed development would not increase the number of bedrooms on site, and it is considered the number of occupants within the dwelling would remain as existing. With this being the case, proposed parking arrangements are considered to be acceptable.

The proposal does not propose any changes highway access. It is therefore considered that the proposal is acceptable in relation to highway safety.

It is also noted that there is sufficient space within the site boundary to accommodate bin storage and therefore would comply with Key Design Principle 16 of the SPD.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

5 – Other matters:

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.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

6 – Representations:

None received

7 – 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 **APPROVE**

Decision Authorisation - Delegated Powers

Application Number: 2025/92980

Officer Recommendation: Approve

Conditions

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 accord with Policies LP01, LP02, LP21, LP22, LP24 & LP35 of the Kirklees Local Plan and Policies within Chapters 2, 9, 12, 14 and 16 of the National Planning Policy Framework

2. Removal of pointing shall be undertaken using handtools, not angle grinders. All pointing shall use an appropriate lime mortar specified for the joint thickness and stone type in terms of mix, aggregate and colour. The pointing shall be finished flush or slightly recessed. Weatherstruck, strap or ribbon pointing is not permitted.

Reason: In the interest of preserving the heritage value of the Listed Building, in accordance with the requirements of Policy LP35 of the Kirklees Local Plan Chapters 2, 12 and 16 of the National Planning Policy Framework and pursuant to the requirements of S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Rainwater goods shall be replaced in either timber, cast iron or sectional cast aluminium using a traditional section, and finished in black.
Reason: In the interest of preserving the heritage value of the Listed Building, in accordance with the requirements of Policy LP35 of the Kirklees Local Plan Chapters 2, 12 and 16 of the National Planning Policy Framework and pursuant to the requirements of S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	25/1254/01	-	05/11/2025
Existing Block Plan	25/1254/02		05/11/2025
Elevations as Existing	25/1245/03	-	05/11/2025
Garage as Existing	25/1245/04	-	05/11/2025
Heritage Impact Assessment/ Planning Supporting Statement dated October 2025	25/1254	-	05/11/2025
Application form	-	-	05/11/2025
Climate Change Statement	-	-	05/11/2025

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

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