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:	**2025/65/92981/W**
Site Address:	2-4, Pike Law Lane, Scapegoat Hill, Huddersfield, HD7 4PL
Description:	Listed Building Consent for erection of extensions and alterations to dwelling, and erection of detached garage, outbuilding and decking
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: 13-Jan-2026

Officer Report

Site Description

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.

Description Proposal

The applicant is seeking Listed Building Consent for erection of extensions and alterations to dwelling, and erection of detached garage, outbuilding and decking. 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 / Amendments Received

None.

Relevant History

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

Access Considerations

None

Climate Change Emergency

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 predates 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.

The proposed alterations would have sensitive works to improve the internal circulation, insulation, weathertightness, daylighting and to ensure that the Listed Building's fabric and building envelope will be maintained. Therefore, it is felt the proposal complies with the climate emergency requirements.

Consultation Responses

KC Conservation & Design – Support with conditions.

Public Representations

The application was advertised by site notice and press notice.

Final publicity expiry date: 11th January. No representations received.

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

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The following policies are considered relevant to this application:

LP 1 – Achieving Sustainable Development
LP 2 – Place Shaping
LP 24 – Design
LP 35 – 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, 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

Extensions and alterations

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 consent 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 in relation to the main house, its modest scale, simple proportions, and 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 restrained 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 the materials or colour finishes.

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 set into the surrounding topography. The outbuilding is modest in scale and features a flat roof, which also functions as a raised decking area to the rear of the property. Due to its subordinate siting, limited scale, and integration into the landscape, the structure does not compete with or detract from the significance of the Listed Building.

The front elevation incorporates several window openings detailed with reclaimed, square-cut Yorkshire stone pillars and finished with reclaimed stone heads, cills, and mullions. The windows are fitted with golden oak uPVC frames. While uPVC is not generally regarded as 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 principal dwelling and is well screened by its lower level and relationship with the surrounding topography. As such, the windows are not considered to cause significant visual harm to the character or setting of the Listed Building, and it is not deemed 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 with a matching top rail and stainless-steel brackets. Although contemporary in appearance, the balustrade is lightweight and visually permeable, ensuring that its impact on the wider setting is limited. Access between the decking and the outbuilding is provided via stone steps, which further assist in visually integrating the structure within 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.

Conclusion

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 214 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."*

It is considered that any harm caused by the erection of extensions are considered to be outweighed by the public benefits of giving the building a viable and sustainable use. Any harm is outweighed by the benefits of investment and overall enhancements to the building.

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 proposed works are minimal and justified, leading to alterations that maintain the character and appearance of the listed building.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is not located within a Conservation Area.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered there will be no harm from the reinstatement of the original window design and is therefore recommended for approval.

Recommendation: Grant Consent

Decision Authorisation: Delegated Powers
Application Number: 2025/92981
Officer Recommendation: Grant Consent

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, 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	25/1254/03	-	05/11/2025
Garage as Existing	25/1254/04	-	05/11/2025
Heritage Impact Assessment/ Planning Supporting Statement	25/1254	-	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 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. No amendments were sought.