

**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:	2025/62/93113/W
Site Address:	Finthorpe Grange, Finthorpe Lane, Almondbury, Huddersfield, HD5 8TU
Description:	Conversion of integral barn with associated alterations to form habitable accommodation (Listed Building)
Recommending Officer:	Molly Storer

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: 26th January 2026

Officer Report

Site Description

The application site relates to the barn at Finthorpe Grange this is known as Thorpe Farm Barn. The barn is located on Finthorpe Lane in Almondbury, Huddersfield. The building is constructed in stone with stone slate roofing. The farmhouse and barn are perpendicular to one another, forming an L shaped footprint. To the dwelling's rear (west) is a large garden space. Finthorpe Lane runs along the north of the dwelling, with accesses onto the road from the front and rear of Finthorpe Grange. Finthorpe Grange is Grade 2* Listed. The proposals aim to bring the final portion of the historic barn into sensitive domestic use, completing the previously phased conversion that has already seen part of the structure adapted for residential purposes under earlier consents.

The following is the listing description;

FINTHORPELANE 1. 5113 (South Side) Almondbury Thorpe Farm Barn (formerly listed as The Barn, Thorpe Farm, under Thorpe Lane) SE 1715 40/57 3.3.52. II 2. C16 or C17. Coursed rubble. Pitched stone slate roof, catslide to north. South side timber-framed with red brick nogging. Cruck-framed. 5 bays. Collars. One truss has tie-beam at wall plate level, and the others are tenoned suggesting they may all have had tie-beams. Spurs linking crucks with wall posts. Purlins braced to cruck blades. Wall posts on south side braced to wall plate. Aisle with mistals on north side, and barn porch with gabled roof and double doors. Wing to north: probably C17, with C19 hammer-dressed stone extension further north. Timber framed with hammer-dressed stone nogging. Pitched stone slate roof. 3 trusses; one queen-post, one with closely spaced studs, one kingpost. Various C19 openings including one planked stable door.'*

Description of Proposal

Planning permission is sought for the conversion of integral barn with associated alterations to form habitable accommodation (Listed Building).

No external extension, new footprint, or loss of significant fabric is proposed.

The proposal is to internally adapt the existing barn to create a multi-purpose living, gym, and music spaces. The design and heritage statement sets out that the unconverted area of barn remains insufficient for habitable daily use and comprises of original wall and floor finishes (with some more modern concrete floor areas).

A new mezzanine level is proposed between the existing (previously converted) Living Room and existing mezzanine level within the unconverted section of barn. This new mezzanine level connecting the existing the upper spaces will be connected via steps.

In addition, a small shower room will be created on the upper mezzanine and will be set back from the historic timber frames. A glazed screen with a door will be installed to separate the kitchen from the living areas, two new conservation rooflights will be added and one existing rooflight will be slightly repositioned. The existing timber cart doors will be retained in their current form. The existing gable windows will be slightly enlarged to allow more daylight into the building. A later metal roller shutter will be removed and replaced with timber sliding doors.

Relevant Planning History

98/90504: Re-use and adaption of existing barn to form dwelling and demolition of outbuilding (Listed Building) – Conditional Full Permission

98/90505: Listed Building Consent for re-use and adaption of existing barn to form dwelling and demolition of outbuilding – Consent Granted

2013/93767: Listed Building Consent for works to convert barn to living accommodation – Consent Granted

2013/93766: Alterations to convert barn to living accommodation (Listed Building) – Conditional Full Permission

2013/93766 for alterations to convert barn to living accommodation (Listed Building) – Conditional Full Permission

2013/93766 for alterations to convert barn to living accommodation (Listed Building) – Variation of Condition Granted

2018/91726: Listed Building Consent for internal and external works to the building and works to the boundary wall – Consent Granted

2018/91981: Erection of detached garage and alterations to access – Conditional Full Permission

2018/93537: Discharge conditions 3 (insulation) and 4 (windows/doors) on previous permission

2018/91726 for Listed Building Consent for internal and external works to the building and works to the boundary wall – Discharge of Conditions Approved

2019/92439: Discharge condition 3 (materials) on previous permission

2018/91981 for erection of detached garage and alterations to access – Discharge of Conditions Approved

2019/91981: Listed Building Consent for installing air source heat pumps – Withdrawn

2019/93265 - Erection of detached garage with solar panels and air source heat pumps, with ancillary engineering operations (within the curtilage of a 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 site and press notice which expired on: 5th January 2026.

No representations were received.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

- K.C. Conservation & Design (Informal) – No objections.

Policy

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 site is within the Green Belt as allocated within the Kirklees Local Plan and is a Grade II * Listed Building. The site is in an area with a known presence of bats and identified as being at lower risk of ground movement as a result of former mining activity.

Kirklees Local Plan (LP):

- LP 1 – Presumption in favour of sustainable development
- LP 2 – Place shaping
- LP 21 – Highways and access
- LP 22 – Parking
- LP 24 – Design
- LP 28 – Drainage
- LP 30 – Biodiversity & Geodiversity
- LP 35 – Historic Environment
- LP 57 – The extension, alteration or replacement of existing buildings

Supplementary Planning Guidance

- Highways Design Guide SPD
- House Extensions and Alterations SPD

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.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting the Green Belt
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Assessment

1 – Principle of development:

Green Belt

The general principle of extending and making alterations to a property are assessed against Policies LP1, LP2 & LP24 of the Local Plan and Chapter 12 of the NPPF regarding design. These require, in general balanced considerations of visual and residential amenity, highway safety and other material considerations.

The site is within the Green Belt and therefore the main issues are:

- Whether the proposal would be inappropriate development for the purposes of the NPPF and Local Plan Policy LP57.
- The effect of the proposal on the openness of the Green Belt, and on the character and appearance of the area
- If found to be inappropriate development, whether the harm by reason of inappropriateness is clearly outweighed by other considerations, so as to amount to very special circumstances to outweigh the harm to the Green Belt.

Is the development inappropriate in the Green Belt?

The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF also identifies five purposes of the Green Belt, the most relevant in this case being

to assist in safeguarding the countryside from encroachment. Paragraph 153 of the NPPF states that inappropriate development should not be approved except in very special circumstances. Certain forms of development are exceptions to 'inappropriate development'. These are set out within paragraphs 154 and 155 of the NPPF.

Policy LP57 continues that 'in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative effect of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building....'. It also goes on to say that the proposal should not result in a greater impact on openness in terms of the treatment of outdoors areas, including hard standing, curtilages and means of access.

In terms of this particular application, there are no external extensions proposed and the footprint would not increase. Therefore, it is considered the cumulative impact of the proposed development would not result in disproportionate additions to the original dwelling and would not have a negative impact on the openness of the Green Belt meaning it would comply with policy LP57 of the local plan and would be acceptable when assessed against the policies within Chapter 13 of the NPPF.

Historical environment

The site is a Grade II * Listed Building. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority should 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. Policy LP35 of the Local Plan and Chapter 16 of the National Planning Policy Framework is relevant regarding the historic environment.

Policy LP35 states "development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in...harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring...public benefits that clearly outweigh the harm".

This is mirrored in Chapter 16 of the NPPF of which paragraph 212 of the NPPF states 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.

A detailed consideration of the impact on the heritage assets will be considered below.

Policy LP24 of the KLP is also relevant and states that “*good design should be at the core of all proposals in the district*”. Alongside this, LP1 of the Kirklees Local Plan 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 NPPF.

The aforementioned policies are taken into account within the following report. Having regard to the nature of the proposal and the aforementioned policies, the principle of development could be considered acceptable, subject to the following material planning considerations being concluded as acceptable.

2 – Impact on heritage:

The building’s listing refers to “Thorpe Farm Barn”.

‘The following is the listing description;

‘FINTHORPELANE 1. 5113 (South Side) Almondbury Thorpe Farm Barn (formerly listed as The Barn, Thorpe Farm, under Thorpe Lane) SE 1715 40/57 3.3.52. II 2. C16 or C17. Coursed rubble. Pitched stone slate roof, catslide to north. South side timber-framed with red brick nogging. Cruck-framed. 5 bays. Collars. One truss has tie-beam at wall plate level, and the others are tenoned suggesting they may all have had tie-beams. Spurs linking crucks with wall posts. Purlins braced to cruck blades. Wall posts on south side braced to wall plate. Aisle with mistals on north side, and barn porch with gabled roof and double doors. Wing to north: probably C17, with C19 hammer-dressed stone extension further north. Timber framed with hammer-dressed stone nogging. Pitched stone slate roof. 3 trusses; one queen-post, one with closely spaced studs, one kingpost. Various C19 openings including one planked stable door.’*

The Conservation & Design Officer was informally consulted and was supportive of the proposal however they enquired as to whether it would be possible to reduce the number of new windows in the renovation to keep the agricultural character of the barn. The agent responded and clarified that there are no new windows proposed and instead the works proposed to enlarge two gable windows and to insert two additional roof lights. This was justified explaining that the internal floor space is large and there is currently only one window on each floor and therefore would be reliant on artificial lighting and would have a lack of ventilation. The roof lights proposed are conservation roof lights and are small relative to the large roof.

It was agreed by the Conservation officer that this was a carefully designed renovation which helps to retain the historical significance of the building.

The Heritage statement sets out that the barn is an intact example of a cruck-framed aisled barn, a building form once common across the South Pennine fringe but now increasingly rare in its semi-unaltered state. It’s constructed predominantly of coursed local sandstone with a pitched stone-slate roof, the structure displays the robust yet simple character typical of early vernacular

farm architecture in West Yorkshire. The South elevation is of timber-framed construction with redbrick nogging, providing evidence of an early phase of framing subsequently infilled during later repair or adaptation, while the remaining elevations are of solid stonework laid in thin regular courses with dressed quoins and reveals. The North side incorporates a catslide roof, extending down to cover an aisled range with mistal posts, providing additional covered storage, formerly livestock accommodation.

The main aspects listed in justification of determining listing grade have been identified and the proposals have reflected the importance of enhancing these aspects and thus providing significant public interest in maintaining the rare cruck-truss and existing built fabric of the barn.

The existing truss frames have been factored in with the design. For example, the existing glazing within the third crucktruss is to be modified to include a raised central door accessed by 4 steps which will allow the new access to go through the truss without need of damage, loss or modification to the historic timber and the walls of the shower room are to be offset from both cruck-trusses adjacent to preserve historic importance and maintain the historical built fabric. In addition, the mezzanine elements are lightweight and reversible. Some additions will be necessary such as new steps, a new glazed screen with a door and new insulation to make the barn habitable.

Externally, the proposal preserves the barns external form, roofline and material with new rooflights limited and being conservation-type in any case, positioned to align with existing structural bays.

The works have been identified to have less than substantial harm to the Listed Building. As such, public benefits are required to clearly outweigh this identified harm. In this case the works will mean that the barn has a long-term carefully designed conservation which ensures the sustainable use of the heritage asset. This is because the works will bring the final portion of the historic barn into sensitive domestic use.

The works would make the historic building more habitable with high quality materials, making efficient use of space. Subject to conditions being placed on the allied application for listed building consent, the proposal would serve to improve the use of the Listed Building and ensure that the building is suitable for habitable use. In addition, the works would service the Listed Building by ensuring that it would be repaired, heated and maintained for future generations. This is subject to conditions controlling details as set out on the allied application for listed building consent.

For these reasons, Officers are adequately satisfied that the public benefits of the proposal would clearly outweigh the identified harm. As such the development is considered to comply with national and local Heritage policies for the Listed Building .

3 – Impact on Visual amenity

In terms of visual amenity, general design considerations are set out in Policy LP24 of the Local Plan, Key Design Principles 1 and 2 of the House Extensions and Chapter 12 of the NPPF, which seek to secure good design in all developments by ensuring that they respect and enhance the character of the townscape, heritage assets and protect amenity.

As discussed in the Heritage section above, the proposal would serve to have a complementary visual impact with minimal external alterations complying with the above policies.

To conclude, it is considered that the proposed development would meet the aims of Chapters 12 and 16 of the NPPF by contributing positively to Almondbury Conservation Area and to the Listed Building and would also be in accordance with Kirklees Local Plan Policies LP2, LP24 and LP35.

3 – Impact on residential amenity:

Section B and C of Policy LP24 of the Kirklees Local Plan states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Further to this, Paragraph 135 of the National Planning Policy Framework 2024 states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principles 3-6 of the Kirklees Householder Extensions and Alterations SPD sets out expectations for alterations to properties to ensure high quality residential amenity.

With regards to privacy it is considered that the additional window enlargements and two additional rooflights would not cause any further impact than the windows which already exist at the property. There would be no additional bulk or massing to lead to overshadowing and overbearing concerns.

Therefore, there will be no significant impact to residential amenity as a result of the works.

Future Occupiers

With reference to Key Design Principle 7 of the House Extensions and Alterations SPD, the site does not have an existing private amenity space available to future and present occupiers nor can it supply one. The occupancy of the building would not be increased with additional bedrooms and therefore it is recommended that this be a neutral impact taking into account site constraints with no additional adverse impacts.

The proposal would therefore be in general conformance with LP24b of the Local Plan and the principles relating to residential amenity of the House Extensions and Alterations SPD.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan 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 and Key Design Principles 15 and 16 of the adopted House Extensions & Alterations SPD seek to ensure that acceptable levels of off street parking / waste storage areas are retained and are also considered to be relevant.

There are no additional bedrooms proposed and parking / waste storage arrangements would remain as existing at site at the site.

Therefore, proposal would be in accord with Policies LP21 and 22 of the Local Plan, Key Design Principle 15 –16 of the House Extensions and Alterations SPD, KC Highway Design Guide SPD and Chapter 9 of the NPPF.

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 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 small scale alterations are considered to comply with the climate emergency requirements.

Biodiversity

Considering Biodiversity, Key Design Principles 12 –13 of the House Extensions and Alterations SPD, and LP 30 and LP 33 of the Kirklees Local Plan is relevant.

Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest and therefore considered unlikely that the proposals would have an impact on the bat population. An informative has been provided however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the

applicant is advised to contact Natural England for advice on how to move forward. The proposal is a development type exempt from the legislative requirement for BNG.

6 – Representations:

No representations have been 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: 2025/93113

Officer Recommendation: Approve

Conditions and Reasons

This Decision Notice should be read in conjunction with Decision for the associated Listed Building Consent application reference: 2025/93114

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

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 or the 2025/93114 Listed Building Consent, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted, to retain the significance of designated heritage assets and to accord with Policies LP01, LP02, LP21, LP22, LP24 and LP35 of the Kirklees Local Plan, Key Design Principles 1– 17 of the Council's House Extensions & Alterations Supplementary Planning Document, and Policies within Chapters 2, 12, 14 and 16 of the National Planning Policy Framework

NOTE: This Decision Notice should be read in conjunction with Decision for the associated Listed Building Consent application reference: 2025/93114.

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	24/1095/01	-	14/11/2025
Exiting site plan	24/1095/02	-	14/11/2025
Proposed site plan	24/1095/05	-	14/11/2025
Existing plans	24/1095/03	-	14/11/2025
Proposed plans	24/1095/04c	-	14/11/2025
Conservation/heritage statement	-	-	14/11/2025
Climate change statement	-	-	14/11/2025
Application form	-	-	14/11/2025

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. Discussions took place with the applicant about the windows on the barn. The original scheme was justified by the agent.

