

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:	2025/65/93258/W
Site Address:	60, Dodds Royd, Berry Brow, Huddersfield, HD4 7LZ
Description:	Listed Building Consent for renovation of the farmhouse roof, to replace like for like with blue slate
Recommending Officer:	Molly Storer

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: 29-Jan-2026

Case Officer Report – 2025/93258

Site

The application site refers 60 Dodds Royd, Berry Brow, a two-storey terraced property faced in stone with a pitched slate roof which is believed to be 125 years old. The earliest section of the farmhouse dates back to the 17th century. An extension was subsequently added during the 18th century. The property is located in a residential area with terrace houses which face onto Woodhead Road located to the east of the applicant property at a higher land level. To the west of the site there are open fields. These and the site itself are allocated as Green Belt. The property has the following listed description:

“WOODHEAD ROAD 1. 5113 (West Side) No 60 (Dodds Royd) SE 1313 47/1397 II 2. Early C19. Long house type farmhouse. Hammer dressed stone. Pitched stone slate roof. 2 storeys. Three 2-light stone mullioned sashes on 1st floor, one on ground floor. One later casement on 1st floor, 2 on ground floor. Barn has elliptically headed arch.”

Proposal

The application is seeking Listed Building Consent for renovation of the farmhouse roof, to replace like for like with blue slate.

This relates to the slate roof which is believed to be 125 years old. The application is to replace this roof as there is concern due to its age and resulting deterioration.

Relevant Planning History

None.

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 on the Council's website, by site notice, and by press advertisement.

The publicity period for this application expired on 09/01/2026.

Consultation Responses

KC Conservation & Design (Informal) – No objections.

Kirklees Local Plan Policy

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP24 Design
LP35 Historic Environment

National Policies and Guidance

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'.

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

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 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

60 Dodds Royd is an example of an early 19th Century property faced in hammer-dressed stone with a pitched stone slate roof and mullioned windows. The farmhouse is characterised by its robust stone walls, which provide essential structural support. Above these, the building is topped with a blue slate roof, estimated to be approximately 125 years old. This historic roof has become a focal point of concern due to its advanced age and resulting deterioration. This water damage is raising issues regarding the preservation and protection of the building's fabric.

The heritage statement submitted as part of this application sets out that the main objective of the works is to reduce water ingress, prevent mould growth, and mitigate further deterioration caused by the failing roof. The proposal is viewed as necessary to safeguard the structural integrity of the building.

Following an informal consultation with KC Conservation & Design, there were no objections to the proposal. Although it was sought that the existing blue slate should be retained where possible and any additional slate required should not be artificial and should be of a blue slate which is the same as existing in terms of size, texture, finish and colour. This should also be laid to match the existing form. During discussions it was also agreed with the Conservation officer that any rainwater goods could be constructed from timber or metal to match existing and should not be plastic. These elements will be secured by conditions upon any grant of approval.

Subject to these conditions it is concluded that the proposed works would have a neutral impact that does not require further justification in accordance with Chapter 16 of the NPPF.

Conclusion

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. is acceptable, subject to condition.

In this case, subject to conditions, the works proposed will result in neutral impact. The benefits of the proposal include ensuring the works protect the structure and in turn secure the optimal viable use. The proposal therefore aligns with paragraph 212 & 215 of the NPPF.

Recommendation – Grant Consent

Decision Authorisation – Delegated Powers

Application Number: 2025/93258

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.

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 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.

2. For the avoidance of doubt, the renovation of the farmhouse roof, hereby approved shall retain the existing slate on the farmhouse where possible and thereafter be retained.

Reason: In the interests of visual amenity, and to comply with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

3. For the avoidance of doubt, any additional slate used in the renovation of the farmhouse roof, hereby approved shall match the existing slate on the farmhouse roof in terms of size, texture, finish and colour and thereafter be retained.

Reason: In the interests of visual amenity, and to comply with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

4. For the avoidance of doubt, any additional slate used in the renovation of the farmhouse roof, hereby approved be laid to match and thereafter be retained.

Reason: In the interests of visual amenity, and to comply with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

5. Notwithstanding the submitted plans, all repairs to rainwater goods must match the materials used in the construction of the existing building as closely as possible in terms of type of material, colour, and finish, and thereafter be retained. These shall not be constructed from plastic.

Reason: In the interests of visual amenity, 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 and LP35 of the Kirklees Local Plan, as well as Chapters 12 and 16 of the National Planning Policy Framework.

Plan Type	Reference	Version	Date Received
Location Plan	PP-14515096v1	-	01/12/2025
Heritage statement	-	-	01/12/2025
Application form	-	-	01/12/2025

Report Dated:

23rd January 2026