

**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:	2025/62/93289/W
Site Address:	Hollins Farm, Chain Road, Slaithwaite, Huddersfield, HD7 5TY
Description:	Installation of new window openings, rear balcony and internal alterations (Listed Building)
Recommending Officer:	Joanna Rednall

DECISION – Full Conditional 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 07-Apr-2026

The Site

The application site relates to Hollin Farm, a detached two story barn located in Slaithwaite, Huddersfield. The Listing description of the building is as follows:

C18 house and barn. House - rendered. Barn - coursed rubble and hammer dressed stone. Quoins. Pitched stone slate roof. Coped gables. Footstones to house. Two storeys. East elevation has: Ground floor; one 5-light stone mullioned window (recessed).. First floor; two 3-light stone mullioned windows. North gable has: Entrance in modern porch. West elevation is back to earth Barn; Part rebuilt with hammer dressed stone. East elevation has: Large doorway with semi-circular arched head (part blocked). Entrance with stone surround. One single light window. West elevation has: Three single openings at high level.

The site is not within a Conservation Area, however it is designated Green Belt in the Kirklees Local Plan.

The Proposal

The application is seeking planning permission for installation of new window openings, rear balcony and internal alterations (Listed Building)

Installation of new window openings and rear balcony

To the front (east-facing) elevation, one new door opening is proposed at ground floor level, along with one new window opening at first floor level and three rooflights to the lean-to roof. No new openings are proposed to the side (north-facing) elevation.

To the south-facing side elevation, a pair of patio doors is proposed at ground floor level.

To the rear (west-facing) elevation, one new ground floor window is proposed. An existing first floor window would be altered to reflect the size and design of the other existing first floor window. The existing first floor patio door would be adjusted and widened to approximately 1.7m in width and 2.2m in height.

A black galvanised metal balcony with a glass balustrade and stairs to the rear is proposed in front of the patio doors. The decking would project

approximately 2.1m from the rear elevation, measure 5.3m in width, and be raised around 2.5m above external ground level.

The application form states that the windows will be of timber construction with double glazing. External doors will also be timber and glazed to match. Any new external walls will be finished in hammer-dressed stone.

Internal alterations

At ground floor level, a new wall is proposed to form a utility room beneath the stairs. At first floor level, internal walls would be reconfigured to form an en-suite and dressing area serving bedroom 1. An existing staircase would be removed to create a bathroom and storage room. A new staircase is proposed in the north-eastern corner of the first floor, linking to the second floor.

Additional walls are proposed to form an en-suite, landing, and cupboard within the attic/ second floor.

History of Negotiations

Amendments were sought to reduce the extent of glazing in response to comments received by KC Conservation and Design. Amended plans were received 20 March which addressed these concerns, and the application has been progressed to determination on the basis of these.

Planning History

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

89/03533: Alterations and conversion of barn into part of dwelling and new septic tank and porch – Withdrawn

89/03534: Listed Building Consent for alterations to house and conversion of barn to part of dwelling, porch and septic tank – Withdrawn

89/07056: Conversion of barn, reinstatement of existing dwelling and extensions to form 1 no. dwelling – Conditional full permission

89/07057: Listed Building Consent to convert barn to dwelling, extensions and improvements to existing dwelling, stone walls and roof – Consent granted

91/02738: Listed Building Consent for conversion of barn to dwelling – Consent granted

92/02858: Erection of garage/workshop/stables block – Conditional full permission

93/03475: Erection of extension and detached garage and stable – Refused

93/03476: Listed Building Consent for erection of extension – Consent refused

98/92761: Alterations to stables/garage block (within curtilage of Listed Building) – Conditional full permission

98/93603: Listed Building Consent for installation of flue – Consent granted

2005/91408: Erection of extensions and alterations (Listed Building) – Refused

2005/91409: Listed Building Consent for erection of extensions and alterations – Refused

2005/95023: Erection of extensions and alterations (Listed Building) – Conditional full permission

2005/95025: Listed Building Consent for erection of extensions and alterations – Consent granted

2006/91653: Erection of extensions and alterations (modified proposal) (Listed Building) – Conditional full permission

2006/91654: Listed Building Consent for erection of extensions and alterations (modified proposal) – Consent granted

2025/93290 - Listed Building Consent for Installation of new window openings, rear balcony and internal alterations – Associated Listed Building Consent – Pending decision

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: 12 January 2026.

No representations were received as a result of the publicity. The amended plans were not re-publicised as these did not fundamentally change the development applied for.

Parish/ Town Council Comments

N/A.

Consultations

KC Conservation and Design Officer – raised initial concerns with the scale of alterations proposed, and concerns these would erode the agricultural character of the barn. Amended plans were received 20 March 2026 in response to these concerns, which were deemed acceptable, and the application was progressed to determination on the basis of these.

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).

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
- LP57 The extension, alteration or replacement of existing buildings

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.

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

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:

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- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt Land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – 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 or 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”.

Land allocation – Green Belt

The site is designated Green Belt on the Kirklees Local Plan. The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. All proposals for development in the Green Belt should be treated as inappropriate unless they fall within one of the exceptions set out in paragraph 154 and 155.

Within paragraph 154 the exception listed at part c) is for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Policy LP57 of the Kirklees Local Plan sets out that the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that the original building remains the dominant element both in terms of size and overall appearance including the design and materials as well as having regard to previous extensions and the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas.

The proposal is considered to meet the requirements of paragraph 154(c) of the NPPF and Policy LP57 of the Kirklees Local Plan, which provide for the re-use of buildings in the Green Belt where alterations are proportionate and would not result in harm to openness. In this case, the proposed works, including the installation of new windows and doors, minor modifications to existing openings, and the addition of a rear balcony and patio, are limited in scale and designed to respect the simple form of the existing building. The development would not result in disproportionate additions, and the bulk, scale, and positioning of the new elements ensure that there is no significant visual intrusion into the surrounding Green Belt. The proposed alterations are functional, enabling the building to be brought back into long-term use, without introducing structures or extensions that would materially change the openness or rural character of the site. The proposal would form proportionate additions which leave the original building the dominant element both in terms of size and overall appearance.

The proposal would include a patio to the rear, however this is small in scale. The extent of hardstanding, curtilages and enclosures and means of access would not be altered as part of the proposal, in accordance with LP57c of the Kirklees Local Plan.

The materials would also be in keeping with the character of the barn (timber windows and doors and hammer dressed stone walls), in accordance with LP57d of the Kirklees Local Plan.

On balance, the works represent a sustainable re-use of the building. The limited degree of intervention is considered acceptable. Accordingly, the proposals are considered consistent with both national and local policy objectives for Green Belt under Chapter 13 of the NPPF and Policy LP57 of the Kirklees Local Plan.

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact upon visual amenity and heritage

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.

LP35 of the Kirklees Local Plan requires that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.

At paragraphs 214 – 216 the NPPF is clear, that where development leads to substantial harm, this is necessary to achieve substantial public benefits that outweigh that harm or, in the case of less than substantial harm this should be weight against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In this context, preservation means not harming the interest of the building itself, or the wider conservation area within which it is set.

Installation of new window openings and rear balcony

Proposals include new openings to the east elevation (a ground floor door, first floor window, and three rooflights), no changes to the north elevation, patio doors to the south elevation, and a new ground floor window with alterations to first floor openings on the west elevation. A rear balcony with stairs is also proposed, projecting 2.1m and raised 2.5m above ground level. Materials would comprise timber double-glazed windows and doors, with new walls finished in hammer-dressed stone.

It is noted that a Design and Heritage Statement has been submitted in support of the application. This explains that the proposals seek to refurbish the existing building through minor external alterations, internal reconfiguration, and upgrades to the building fabric to improve energy efficiency and provide a modern family home. While no specific public benefits are identified, it is acknowledged that bringing the building back into an optimum and viable use carries some benefit.

In terms of design, the most notable changes relate to the front (east-facing) elevation, where five new openings are proposed, comprising three rooflights, one first-floor window, and one ground-floor opening. Earlier iterations of the scheme included additional openings, which raised concerns from KC Conservation and Design officers regarding the potential erosion of the building's agricultural barn character. However, the amended plans have reduced and simplified these interventions.

The current proposal is considered more sympathetic. The partial removal of openings, together with the retention of a simple and ordered arrangement, helps to preserve the character of the elevation and the historic barn character. The closure of one window opening and the introduction of a ground-floor door (required for fire safety compliance) are accepted in this context. The proposed first-floor window would match the dimensions of existing openings, resulting in a more coherent and visually balanced appearance. Furthermore, the use of conservation-style rooflights and timber-framed windows can be secured by condition and will ensure that detailing remains appropriate to the building's character.

In addition to the front elevation, further alterations are proposed to the rear (west-facing) and side (south-facing) elevations. These include the introduction of a rooflight, new ground and first floor windows, patio doors at ground floor level, and the enlargement of existing first floor openings. The proposed openings would reflect the proportions of existing features and would be constructed in timber, details of which can be secured by condition.

KC Conservation and Design officers have raised no objection to these works. While it is acknowledged that the introduction of additional openings may result in some limited erosion of the building's agricultural character, the changes are considered necessary to support the building's viable residential use. Importantly, one of the proposed door openings utilises a historic opening, thereby minimising the extent of new intervention and preserving existing fabric.

The proposal also includes the addition of a rear balcony with associated stair access. This structure has been designed to appear lightweight in form,

although it would introduce a degree of domestic paraphernalia. The applicant has justified this element on the basis that it is partially screened within the wider setting due to changes in land levels surrounding the site. Officers accept this reasoning and consider that, given its modest scale, functional relationship to an existing opening, and limited visual prominence, the balcony would not give rise to unacceptable harm, and any harm arising would fall under less than substantial harm. These alterations are considered proportionate and functional, and while they would result in a minor degree of harm to the character of the building, this harm would be limited and acceptable in the context of the proposed use.

Overall, while the proposals would result in a degree of harm to the significance of the Listed Building, this harm is considered to be minimal and would fall within the category of less than substantial harm as defined by paragraph 212 of the NPPF. On balance, and having regard to the improvements to the building's usability and condition, there are considered to be sufficient public benefits, namely securing the optimum viable use of the building, which would outweigh the less than substantial harm identified. The proposals are therefore considered to be acceptable from a heritage and design perspective.

Internal alterations

The proposed internal alterations comprise the formation of a utility room at ground floor level, alongside the reconfiguration of internal partitions at first floor level to provide an en-suite and dressing area serving the principal bedroom. The removal of an existing staircase would facilitate the creation of a bathroom and storage space, while a new staircase is proposed to provide access to the second floor.

In assessing these works, it is noted that the level of intervention within the historic fabric of the building would be limited. Alterations are largely confined to internal partitioning, with minimal impact on the primary structure. The only intervention to existing walls involves the partial removal of a section of an existing ground floor wall to create a functional link between the kitchen and proposed utility room. In addition, the insertion of a small number of external door openings to the hall and kitchen is proposed. KC Conservation and Design have been consulted on the informal works proposed and have raised no objection to the scheme, and consider this element of the proposal would not lead to harm to the Listed Building.

Overall, the extent of internal alteration is considered modest and appropriately justified in facilitating the continued viable use of the building as a dwelling. The works would result in a low level of harm to the significance of

the Listed Building, preserving the majority of its historic fabric, and are therefore considered acceptable.

It is therefore concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Subject to conditions, it is considered that the proposal would comply with Policies LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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. Key Design Principles 3, 4, 5 and 6 of the Council’s adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The House Extensions and Alterations SPD sets out a number of design principles which will need to be considered when assessing a proposal’s impact on residential amenity, which state:

- Principle 3 – that: *“extensions and alterations should be designed to achieve reasonable levels of privacy for both inhabitants, future occupants, and neighbours”.*
- Principle 4 – that: *“extensions and alterations should consider the design and layout of habitable and non-habitable rooms to reduce conflict between neighbouring properties relating to privacy, light and outlook.”*
- Principle 5 – that: *“extensions and alterations should not adversely affect the amount of natural light presently enjoyed by a neighbouring property”.*
- Principle 6 – that: *“extensions and alterations should not unduly reduce the outlook from a neighbouring property.”*

The site is well separated from neighbouring properties, with the nearest dwellings being Wentworth Cottage approximately 80 metres to the north and

Simmonds Green around 100 metres to the east. Given these substantial separation distances, the proposals are not considered to result in any significant impacts on the amenity of neighbouring residents.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, Principles 3, 4, 5 and 6 of the adopted House Extensions and Alterations SPD, 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 and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off street parking are retained are also considered to be of relevance.

The proposed development would create a five-bedroom dwelling. The Kirklees Extensions SPD advises that dwellings with more than four bedrooms should provide three off-street parking spaces. The submitted site plan demonstrates that the existing parking and turning area would be retained, including two sections measuring 6.2m × 8m directly adjacent to the house and a larger space of 11m × 5.7m, together with the turning area to the front. Officers consider that, taken together, these areas provide sufficient space to accommodate at least three vehicles, in accordance with the SPD parking requirements.

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:

Ecology

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. 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.

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: 2025/93289

Officer Recommendation: Approve

Conditions

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 (as amended).
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 accord with Policies LP01, LP02, LP21, LP22, LP24, LP30, LP35 & LP57 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document, and Policies within Chapters 2, 9, 12, 13, 14 & 16 of the National Planning Policy Framework
3. New windows shall be fixed light or side hung casements in timber with an off-white painted finish, with mouldings and timber sections simple in design and profile with chamfered glazing beads. All slim double-glazed units shall have 4mm glass with an 8mm gap with black spacer bars. Opening casements shall be set flush with the frames with butt hinges and traditional window stays (friction hinges shall not be permitted) and all new window frames shall be set back in the reveal by 100-125mm and not fitted flush with the external wall. Visible trickle

vents shall not be permitted. Obscured glazing shall have a plain etched finish and not be in patterned glass.

Reason: 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.

4. The rooflights hereby approved shall be Conservation style or similar and fitted flush to the roof plane. Glazing shall have a thickness of no more than 16mm at 4:8:4 ratio. The rooflights approved by this condition shall be retained thereafter.

Reason: In the interest of preserving the heritage value of the Conservation area, 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.

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	28/11/2025
Site Plan - As Existing	A(00)-03	-	28/11/2025
Site Plan - As Proposed	A (90)-01	-	28/11/2025
Elevations - As Existing	A(00)-02	-	28/11/2025
Floor Plans - As Existing	A(00)-01	-	28/11/2025
Elevations - As Proposed	A(10)-02	A	20/03/2026
Floor Plans - As Proposed	A(10)-01	A	20/03/2026

Plan Type	Reference	Version	Date Received
Design & Heritage Statement dated November 2025	-	-	28/11/2025
Climate Change Statement	-	-	28/11/2025
Application Form	-	-	28/11/2025

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. Amendments were sought to reduce the extent of glazing in response to comments received by KC Conservation and Design. Amended plans were received 20 March which addressed these concerns, and the application has been progressed to determination on the basis of these.

Report Dated:

30/03/2026

LOW COAL