

# **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:         | <b>2025/65/93445/W</b>                                                             |
| Site Address:         | land rear of, 8, Longwood Road, Paddock,<br>Huddersfield, HD3 4EU                  |
| Description:          | Listed Building Consent for conversion of storage barn<br>to create two apartments |
| Recommending Officer: | Elenya Jackson                                                                     |

### **DECISION – CONSENT GRANTED**

**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: 12-Feb-2026**

## **Officer Report.**

Reference: 2025/65/93445/W

Location: land rear of, 8, Longwood Road, Paddock, Huddersfield, HD3 4EU

Proposal: Listed Building Consent for conversion of storage barn to create two apartments

## **Site Description.**

The building that is the subject of this application is a former agricultural / storage barn measuring approximately 13m by 9m, with an east-west alignment. The barn is 5.8m high to eaves, with a gable, stone-slate roof. It is sited roughly 30m north of Longwood Road, accessed by an unadopted track that provides access to 8 dwellings.

The barn abuts the western site boundary with no intervening space. To the north is an electricity substation and a short row of townhouses, 15-21 Victory Avenue.

The barn has a simple, symmetrical design with a central arched doorway at ground floor in the southern elevation which provides a passageway through to a similar doorway at the rear. It has small semi-circular windows in the upper part of the front and side elevations and there is also a small circular window high up in the front elevation, although the building does not in fact contain a first floor. The rear site boundary is formed by a stone wall.

The site is a grade II Listed Building.

The listing reads as follows:

**Historic England listing description** – Barn between 8 and 10 Longwood Road:

LONGWOOD ROAD 1. 5113 (North Side) Cliff End Barn between Nos 8 and 10 SE 1216 33/843 II 2. Early C19. Hammer-dressed stone. Pitched stone slate roof. Coped gables. 2 storeys. Round-arched barn doors with ashlar voussoirs. Oculus above. 2 semi-circular lunettes either side of oculus, all with plain raised surrounds. 2 semi-circular lunettes in gable ends.

## **Description of Proposal.**

Planning permission is sought for Conversion of storage barn to create two apartments (Listed Building)

The scope of works to the building is as follows:

- Element of re building on south and western elevation
- New doors into front elevation
- Introduction of glazing into southern elevation to replace barn doors

- Replacement timber doors
- One conservation roof light into southern elevation
- Two conservation style roof lights to north
- Four windows at first floor level on northern elevation
- Two doors at ground floor level on northern elevation
- Extraction points into eastern and western elevation

### **History of Negotiations.**

During the course of the application, alterations were requested to align the windows in the side elevation

### **Relevant Planning History.**

91/03121 – Change of use from barn to dwelling. Approved, not implemented.

2023/90718 – Planning permission for conversion of storage barn to two apartments. Refused on 25 March 2024 for the following reasons:

- 1. It is considered that the number of parking spaces provided within the site would be inadequate to serve the development. The proposed development would therefore be likely to lead to increased parking on the public highway, and especially on the northern side of Longwood Road, and it is considered that this would be materially harmful to the safety and convenience of highway users, contrary to the aims of policies LP21 and LP22 of the Kirklees Local Plan and paragraph 135(a) of the National Planning Policy Framework (NPPF).*
- 2. The proposed new first-floor windows in the rear (northern) elevation would have a domesticating effect on the barn owing to (i) the symmetry of the openings and (ii) the size of the larger first-floor windows. It is also considered that the proposed rooflights would, owing to their size and number, appear as modern and incongruous features that would undermine the historic character and significance of the Listed barn. The degree of harm caused is considered to be less than substantial within the meaning of the National Planning Policy Framework. Whilst it is accepted that conversion to residential use is likely to represent the optimum viable use of the barn, it has not been demonstrated that conversion to two dwellings represents the optimum viable use or that the above features are essential to enable residential conversion. A public benefit that would outweigh the harm caused in this instance has therefore not been demonstrated. The proposals therefore do not accord with policies LP24(a) and LP35 of the Kirklees Local Plan, Chapter 16 (paragraphs 203, 205 and 208) of the NPPF, and would be incompatible with the Council's duties under the Planning (Listed Building and Conservation Areas) Act.*
- 3. It is considered that the proposed kitchen and dining room windows in the northern elevation of the western dwelling would result in an unacceptable loss of privacy to the occupants of neighbouring*

*dwellings, in particular 15 Victory Avenue, thereby causing harm to this property's amenity. It would thereby not accord with the aims of LP24(b) of the Kirklees Local Plan and Chapter 12, paragraph 135(f) of the NPPF.*

2023/90719: Listed Building Consent for conversion of storage barn to create two apartments. Refused 26<sup>th</sup> March 2024 for the following reason:

*The proposed new first-floor windows in the rear (northern) elevation would have a domesticating effect on the Listed barn owing to (i) the symmetry of the openings and (ii) the size of the larger first-floor windows. It is also considered that the proposed rooflights would, owing to their size and number, appear as modern and incongruous features that would undermine the historic character and significance of the Listed barn. The degree of harm caused is considered to be less than substantial within the meaning of the National Planning Policy Framework. Whilst it is accepted that conversion to residential use might represent the optimum viable use of the barn, it has not been demonstrated that conversion to two dwellings represents the optimum viable use or that the above features are essential to enable residential conversion. A public benefit that would outweigh the harm caused in this instance has therefore not been demonstrated. The proposals therefore do not accord with Policy LP35 of the Kirklees Local Plan, Chapter 16 (paragraphs 203, 205 and 208) of the National Planning Policy Framework, and would be incompatible with the Council's duties under the Planning (Listed Building and Conservation Areas) Act.*

A subsequent appeal to these decisions was dismissed (refs: APP/Z4718/Y/24/ 3351576 & APP/Z4718/Y/24/3351581).

Of note is paragraph 14 of the Inspectorates decision, whereby they state the following:

*The extent of the new openings and rooflights would significantly disrupt the high solid to void ratio of the existing building, eroding the legibility of its former use and function and disrupting its architectural integrity, to the detriment of its special interest and significance. The extent of the works and development required to install the new openings would undoubtedly also result in a notable loss of fabric and the high levels of craftsmanship embodied within it, particularly when also taking into account the extent of rebuilding proposed to address structural concerns. This would adversely affect the integrity and authenticity of the listed building, eroding its special interest and significance.*

At paragraphs 30 and 35 of their decision, the Inspectorate concludes the development would be acceptable in terms of impact upon living conditions and as a result of parking arrangements.

In concluding their decision, they set out the following at paragraph 39

*Whilst I have found that the proposal would not result in harm to living conditions or to highway safety, a lack of harm is neutral in the balance. I have considered all other matters raised but none outweigh the conclusions I have reached. For the reasons given, I conclude that Appeal A should be dismissed.*

The reasons given being in reference to those set out in paragraphs 7 – 24 of their decision where they sets out the impact upon the listed building and weigh up whether public benefits are considered to be present to outweigh the harm they identify.

Whether the proposed amended scheme overcomes the previous reasons for refusal has been assessed as part of the full application.

### **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 a site notice and within the newspaper, collectively expiring on 20th December 2024.

In response to publicity, one representation has been received which raises the following concerns:

- Access and highway safety
- Right of access maintained during construction
- Increased parking pressures during construction
- Working hours on site causing disruption including as a result of noise
- Loss of privacy due to development
- Resurfacing of access not being demonstrated on plans

### **Consultation Responses.**

**KC Conservation & Design** (informal 6/02/2026) – The Conservation & Design Team has considered the revised scheme acceptable to secure the optimum use of a vacant listed building.

### **Policy.**

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:**

- LP1 – Achieving Sustainable Development
- LP24 – Design

- 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 December 2025, and 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 12 – Achieving Well-Designed and Beautiful Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

### **Legislation:**

- The Town & Country Planning (Listed Building & Conservation Areas) Act 1990
- The Planning and Compulsory Purchase Act 2004

### **Assessment.**

Paragraph 135(c) of the NPPF sets out that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness.

Paragraph 210 of the NPPF is also of relevance and states that *“in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; a) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and b) the desirability of new development making a positive contribution to local character and distinctiveness”*.

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 215 of the NPPF 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.”*

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 planning application submitted alongside this listed building consent application is for the change of use of an existing vacant building into two dwellings.

To facilitate this change of use, the following alterations are required to the fabric of the building.

- Small element of re building on south and western elevation
- New doors into front elevation
- Introduction of glazing into southern elevation to replace barn doors
- Replacement timber doors
- One conservation roof light into southern elevation
- Two conservation style roof lights to north
- Four windows at first floor level on northern elevation
- Two doors at ground floor level on northern elevation
- Extraction points into eastern and western elevation

As part of the assessment and determination of this planning application, an informal consultation was undertaken with KC Conservation & Design. The application was submitted following a pre-application meeting with the agent and the proposed alterations have been considered acceptable.

Officers consider that as the proposal would have some alterations to the external appearance of the Listed Building and would impact the internal fabric of the listed building and as a result would impact the architectural merit of the building.

Officers consider that the harm caused to the significance of the listed building would be less than substantial. As a result, officers would be required to justify the works to the building by assessing what the public benefits would be for the works to be undertaken.

The building has been vacant for an extended period of time and without a viable use being secured for the building will fall into disrepair. The proposed change of use of the property to dwellings would re-instate a use for the building and some of the works would preserve the buildings to prevent it falling into disrepair. Officers consider that re-instating a use for the building would improve the buildings contribution to the character of the street scene and prevailing area and would secure the optimum use for the building.

It is considered that as the proposal would have limited external alterations but those requested would improve the external perception of the building, the public benefits would outweigh the less than substantial harm to the architectural merits of the building.

As the proposal would be making alterations to the fabric of the building to facilitate the use, it is considered that conditions are necessary to preserve the details where applicable and limit the harm to the building. Officers would require the following details to be conditioned:

- window and door details to be submitted to ensure those proposed are appropriate to the character of the building
- Demolition methodology relating to the removal of original internal walls
- Re-use of external facing materials in re-build
- All external materials to be re-used
- The re plastering in the building to be lime plaster on external walls to improve the buildings breathability and prevent degradation of building fabric.

Therefore, for the reasons set out above and subject to conditions, the proposal is considered to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the NPPF.

Officers consider it necessary to add conditions to the application as it is to be read in conjunction with 2025/92444.

## **Representations**

One representation was received in response to the site publicity which raised the following concerns:

- Access and highway safety / Right of access maintained during construction

Officer response: It is considered that the proposal would be for the conversion of an existing building using a private access. As such, any obstructions caused during the construction phase would be a civil matter and would not warrant reason for refusal in this instance. Access and highway safety in relation to the proposed use and development following construction is set out in section 4 of the officer report relating to the application seeking full planning permission.

- Increased parking pressures

Officer response: Access and highway safety in relation to the proposed use and development following construction is set out in section 4 of the officer report relating to the application seeking full planning permission.

- Working hours on site causing disruption

Officer response: This would be a civil matter and would not warrant reason for refusal for an application seeking listed building consent.

- Loss of privacy due to development

Officer response: The proposals impact on adjoining neighbours has been assessed in section 3 of the officer report relating to the application seeking full planning permission.

- Resurfacing of access not being demonstrated on plans

Officer response: The proposals impact on access / highway safety has been assessed in section 4 of the officer report relating to the application seeking full planning permission.

## **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.

It is concluded that reason for refusal of application 2023/90719 has been overcome in this case as a result of the revisions to the scheme from that of the previously refused scheme. Notably the proposal has been revised to have an improved elevational treatment with a reduction of openings and creation of more harmonious additions where they are being created. In this case the level of harm, whilst still less than substantial, is reduced from the degree of harm of the previous refusal and when weighed against the identified public benefits, and considering the scheme in light of the inspectorate decision to the appeal to the previous refusal it is concluded that on balance this reason has been overcome.

**Recommendation: Grant Consent**  
**Decision Authorisation – Delegated Powers**  
**Application Number: 2025/92445**  
**Officer Recommendation: Approve**

## **Conditions and Reasons:**

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 permission, which shall in all cases take precedence.

**Reason:** For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP30, LP31, LP33, LP35, LP51, LP52 and LP53 of the Kirklees Local Plan and policies within Chapters 2, 4, 9, 12, 14, 15 and 16 of the National Planning Policy Framework.

3. Notwithstanding the submitted details any repairs or repointing to the historic fabric of the building shall be undertaken using lime mortar only and no strap pointing shall be used.

**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 policies within chapter 16 of the National Planning Policy Framework.

4. Notwithstanding the submitted details any plastering / replastering works to the walls forming the historic fabric of the building shall be undertaken using lime plaster only.

**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 policies within chapter 16 of the National Planning Policy Framework

5. Notwithstanding the submitted details there shall be no use of filler or expandable foams or silicone sealants in any part of the works which would intersect or touch the historic fabric.

**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 policies within chapter 16 of the National Planning Policy Framework

6. All stone removed from the listed building walling fabric shall be used as part of the re-build works and no additional walling materials shall be used unless and until a scheme has first been submitted to, and approved in writing by, the Local Planning Authority which details any additional stone to be used. The stone used in the re build works shall only be stone which is approved by this condition.

**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

7. All roof finishing materials removed from the listed building during the construction shall be used as part of the re-build works and no additional

roofing materials shall be used unless and until a scheme has first been submitted to, and approved in writing by, the Local Planning Authority which details any additional roofing materials to be used. The roofing materials used in the re build works shall only be those which are approved by this condition.

**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

8. Details of any proposed external lighting, fixings, CCTV cameras and external equipment fixed to the building and curtilage structures, along with the locations and fixing methods, shall be submitted for approval in writing by the Local Planning Authority prior to installation. Fixings shall be into mortar joints and not into the stonework. The approved scheme shall be implemented thereafter.

**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.

9. Prior to the insertion of any new windows and external doors, details shall be submitted to and approved in writing by the Local Planning Authority. These shall include product specifications, 1:5 sections and 1:20 elevations showing their appearance including materials, finish, colour, design details of the external reveals, heads, cills and jambs. All new window frames shall be timber, set back within the reveal by 100–125 mm and shall not be fitted flush with the external wall. Any obscured glazing shall be plain frosted and not patterned. All double-glazed units shall be slim-profile, comprising 4 mm glass with an 8 mm gap and black spacer bars and no visible trickle vents are to be used. The approved scheme shall be completed in accordance with the approved details and retained.

**Reason:** 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 policies within Chapter 16 of the National Planning Policy Framework.

**NOTE:** This Decision Notice should be read in conjunction with Decision for the associated full planning application reference: 2025/93444

**NOTE:** Any paints used shall ensure they are permeable, and none plasticised to ensure the movement of moisture.

**NOTE:** In order to avoid damage to the Listed Building, care should be taken in the choice of materials to avoid thermal bridging or other issues that may affect the breathability of the Building.

**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: -

| <b>Plan Type</b>                                  | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|---------------------------------------------------|------------------|----------------|----------------------|
| Proposed plans and elevations                     |                  | 02D            | 9/02/2026            |
| Existing Plans and Elevations                     |                  | 01A            | 15/12/2026           |
| Planning Statement and Heritage Impact Assessment |                  |                | 15/12/2026           |
| Application form                                  |                  |                | 15/12/2026           |
| Design and Access Statement                       |                  |                | 15/12/2026           |
| Climate Change Statement                          |                  |                | 15/12/2026           |

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 2015 and otherwise actively engaged with the applicant in dealing with the application. Alterations were requested to the submitted plans to align the windows in the side elevation.