

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:	2025/65/93447/E
Site Address:	3, Grove Farm, Kirkgate, Hanging Heaton, Batley, WF17 6AG
Description:	Listed Building Consent for Installation of one rooflight into existing roof structure to provide ventilation and natural light
Recommending Officer:	Edward Cheseldine

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: 27-Feb-2026

Officer Report

2025/93447 - 3, Grove Farm, Kirkgate, Hanging Heaton, Batley, WF17 6AG

Site Description

3 Grove Farm is a residential building set along Kirkgate. It appears as a barn type building with rectangular footprint, arched openings and pitched roof clad in stone slates. The building is located on a roadside position with entranceway on the north elevation. The building is Grade II Listed (1135380).

List Description:

Barn. Mid C19. Dressed rubble with ashlar dressings and stone slate roof with ashlar coped gables. Flush ashlar quoins. Street front, has off-centre segment headed cart entry with flush ashlar surround and central keystone, plus a pair of plank doors.

Description Proposal

The applicant is seeking consent for the installation of a single skylight on the south facing roof plane of the building, to light a bathroom area. There are two existing rooflights on the main roof of the building. The applicant is seeking consent for a third, matching the size and appearance to those previously installed.

History of negotiations / amendments received

None required.

Relevant Planning History

2003/93790 – Re-use of barn and new extension to form dwelling (listed building) – Permission granted.

2003/93791 – Listed building consent for re-use of existing barn and extension to form dwelling – Consent granted.

2005/92971 – Listed building consent for additional rooflight and glazing to hallway – Consent Granted.

2025/93447 - Listed building consent for installation of a skylight – Pending decision

Access Considerations

The proposal is for the installation of a skylight in the roof of the building, it is not considered the proposed requires access considerations.

Climate Change Emergency

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan 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.

The proposal is for a modest alteration to the fabric of the building. The applicant has stated the bathroom requires ventilation as the bathroom grows mould which currently is combated with an extraction fan. It is considered the proposed will have a neutral impact in terms of carbon budget.

Consultation Response

KC Conservation & Design – Verbal comments received on 06 February. No objection. Recommended condition for the skylight to match the appearance of the existing skylights of the main roof.

Representations

The application was advertised by a site notice and press notice:

- Press notice expiry: 16-Feb-2026
- Site notice expiry: 26-Feb-2026

As a result of the publicity, no representations have been received.

Policies & Legislations

The building is Grade II Listed and therefore Section 66(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which it possesses'.

Kirklees Local Plan

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

- LP 1 – Achieving Sustainable Development
- LP 2 – Place Shaping

LP 24 – Design
LP 35 – Historic Environment

National Policies and Guidance

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.

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter 2 – Achieving sustainable development
Chapter 12 – Achieving well-designed places
Chapter 16 – Conserving and enhancing the historic environment

Assessment

3 Grove Farm is a Grade II Listed former agricultural building, key design features on the street facing elevation contain a cart-opening, plank doors, stone corbels and arched openings. The roof of the building is noticeable from medium distances along Kirkgate, however from short distances, due to its position within the street it is not highly visible.

The proposal is for the installation of a single skylight on the south roof plane of the building. It will be constructed by removing a section historic fabric including some roof slates and sections within the eaves to provide a light for a bathroom area. The skylight will be appropriately sized and will match the appearance of the existing sky lights.

Conclusion

Paragraph 212 of the NPPF states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 215 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.”

Given the limited visibility of the sky light and its modest scale, the proposal will result in less than significant harm to the listed building due to the removal of some historic fabric. It is considered this is on the lesser end of the scale of less than substantial.

Permission for the change of use of the listed building to a residential dwelling was granted in 2003, and this use is considered to represent the building's optimal and most viable function. The proposal includes the introduction of a skylight to a bathroom area that does not currently benefit from any existing openings that provide light.

It is considered that the proposed skylight, positioned above the eaves of the dwelling, is located in an optimal and discreet location. It will improve the functionality of the bathroom and enhance the vitality and sustainability of the listed building in its current use, which is considered a public benefit. This is subject to a condition the skylight will be identical in appearance to the existing skylight adjacent to the new window.

Section 66 (1) 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 or, as the case may be, the Secretary of State 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 sky light will only be visible from limited perspectives. The skylight will not harm the architectural details of the listed building that its significance derives from.

It is hereby concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24 & LP35 of the Kirklees Local Plan, policies within Chapters 2, 12, and 16 of the National Planning Policy Framework and Section 66(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the principle of development is acceptable.

This application has been assessed against relevant policies in the development plan and other material considerations. The proposal will support the vitality of the building and improve its condition providing public benefits to the conservation of the heritage asset. It is therefore recommended for approval.

Recommendation Grant Consent

Decision Authorisation - Delegated Powers

Application Number: - 2025/93447

Officer Recommendation: Grant Consent

Conditions and Reasons:

1. The development hereby permitted shall be begun within three years of the date of this permission.
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.
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 ensure the satisfactory appearance of the development on completion, and to accord with Policy LP1, LP2, LP24 & LP35 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.
3. Notwithstanding the submitted plans, the roof-light hereby approved shall in all respects match appearance of the existing roof-lights in the south facing roof plane of the host building and be retained thereafter.
Reason: In the interests of the listed building and visual amenity and to accord with Policy LP24 & LP35 of the Kirklees Local Plan, and the aims of chapter 12 & 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Proposed site plan and location plan	22/PL-1484-GA-02	-	02 January 2026
Existing floor plans & elevations	22/PL-1484-GA-01	-	02 January 2026
Proposed floor plans & elevations	22/PL-1484-GA-01	-	02 January 2026
Heritage & Design and access statement	-	-	02 January 2026
Climate change statement	-	-	02 January 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 has, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought.

