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:	**2025/65/93488/W**
Site Address:	68, Wellhouse Green, Wellhouse, Huddersfield, HD7 4ET
Description:	Listed Building Consent for installation of 4.19 kW Solar PV system (within a Conservation Area)
Recommending Officer:	Joshua Merriman

DECISION – LISTED BUILDING CONSENT REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 13-Mar-2026

Officer Report – 2025/93488

Site Description
The application site refers to 68, Wellhouse Green, Wellhouse, Huddersfield, HD7 4ET, a two-storey semi-detached property faced in stone, with a pitched gable roof, and timber windows and doors.

The property lies in a relatively uniform street scene, located in a string of Listed Buildings which are all of a similar size, scale, character, appearance, and age, with these properties having a prominent location over the below valley and largely contributing to the local area. The property has the following listed description:

"Early to mid C19. Terrace of different builds. Hammer dressed stone. Pitched stone slate roof. Coped gables. Moulded footstones. 3 storeys and 2 storeys. South East elevation: Ground floor; Central doorway with stone surrounds and tie- stones. One 5-light stone mullioned window. One 3-light stone mullioned window. First floor; Two 3-light stone mullioned windows. One 5-light stone mullioned window. North West elevation: Very small single light. North East gable (rendered): Ground floor; Later single light. First floor; One 3-light stone mullioned window. South West gable: Single light to attic (blocked). One 4-light stone mullioned window (blocked). Ground floor; Lean-to extension of later date."

Proposal
The application is for Listed Building Consent for installation of 4.19 kW Solar PV system (within a Conservation Area).

The site is unallocated falling within Wellhouse Conservation Area within the Kirklees Local Plan (adopted 2019). The site is also located in a bat alert layer, twite buffer, and is a designated Grade II Listed Building.

Relevant Planning History
The most relevant planning history relates to the following applications:

99/93010 - ERECTION OF STORM PORCH (LISTED BUILDING WITHIN A CONSERVATION AREA – Conditional Full Permission.

99/93011 - LISTED BUILDING CONSENT FOR ERECTION OF STORM PORCH (WITHIN A CONSERVATION AREA) – Consent Granted.

2006/90285 - LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS (WITHIN A CONSERVATION AREA) – Consent Granted.

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 and Conservation Area, on the Councils website, by site notice, and by press advertisement.

The publicity period for this application expired on 27/02/2026.

One representation has been received.

Consultation Responses
KC Conservation & Design (Informal) – The proposed solar panels would be visible on the buildings principle roof slope, detracting from the buildings special interest, and standing out from the stone slate roof, detracting from both the character and significance of the stone slate roof. The harm caused would not be outweighed by public benefit in this case, therefore, an objection stands against the proposal.

Kirklees Local Plan Policy
LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway and Access
LP22 Parking
LP24 Design
LP30 Biodiversity and Geodiversity
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.

Chapter2	Achieving sustainable development
Chapter12	Achieving well-designed places
Chapter14	Meeting the challenge of climate change, flooding and coastal

change

Chapter15	Conserving and enhancing the natural environment
Chapter16	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

68 Wellhouse Green is an example of an early to mid-19th Century end terrace property faced in hammer-dress stone with a pitched stone slate roof and a presence of coped gables and moulded footstones. The property showcases multiple mullioned windows, ranging from 3-light to 5-light. There are doorways with stone surrounds and tie-stones, as well as a lean-to extension of a later date to the original property.

The proposed changes to the property involve the installation of solar panels on the roof of the dwellings principle elevation. Following an informal consultation with KC Conservation & Design, the following comments have been received:

"The proposed solar panels would be visible on the buildings principle roof slope, detracting from the buildings special interest, and standing out from the stone slate roof, detracting from both the character and significance of the stone slate roof. The harm caused would not be outweighed by public benefit in this case, therefore, an objection stands against the proposal."

Considering the above comments, and an objection from KC Conservation & Design, it is concluded that the proposed development to 68 Wellhouse Green is unacceptable and will significantly impact the character of significance of the heritage assets. Furthermore, long distance views of the site will be detrimentally impacted upon as a consequence of the introduction of alien materials into the roof scape.

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.

Paragraph 213 of the NPPF states that:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;"

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."

The solar panels are considered to result in less than substantial harm which, in order to be acceptable, require clear justification and public benefit to outweigh the harm. The solar panels are for a private dwelling and as such there is inadequate public benefit to outweigh the harm. The alterations are considered detrimental to the designated heritage asset and therefore unacceptable.

Recommendation – Consent Refused

Decision Authorisation – Delegated Powers
Application Number: 2025/93488
Officer Recommendation: Consent Refused

Reasons for Refusal

1. The solar panels proposed, being located on the principal roofscape elevation of a Grade II Listed Building, would be harmful to its architectural and special historic interest as well as detracting from the character of the conservation area for which there is inadequate public benefit to outweigh the harm contrary to Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the NPPF.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	05/01/2026
Grouped Plans and Elevations	-	-	05/01/2026
Application Forms	-	-	05/01/2026
Conservation/Heritage Assessment	-	-	05/01/2026
LB Listing	-	-	05/01/2026
Schematic Diagram	-	-	05/01/2026
PV Structural Report	-	-	05/01/2026
Performance Report	-	-	05/01/2026
Sales Contract	-	-	05/01/2026

Report Dated: 10/03/2026