

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:	2026/65/90008/W
Site Address:	Mount Pleasant, Moorside Edge, Moor Side Lane, Slaithwaite, Huddersfield, HD7 5UU
Description:	Listed Building Consent for Installation of 4 CCTV cameras and 1 new kitchen ventilation extract
Recommending Officer:	Joshua Merriman

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-Mar-2026

Officer Report – 2026/90008

Site Description

The application site refers to Mount Pleasant, Moorside Edge, Moor Side Lane, Slaithwaite, Huddersfield, HD7 5UU, a two-storey detached property faced in natural stone, with a pitched slate roof, and timber windows and doors. The application property lies in a sparse street scene, with few surrounding properties and therefore does not heavily contribute to a 'street scene' as such but rather appears sympathetic in the context of the Green Belt and surrounding farmland. Furthermore, the application property benefits from an access track to the North, as well as hard-standing amenity space to all four sides of the dwelling, and garden space to the rear. The property has the following listed description:

“Early to mid C19. Detached house. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets. Gable stack (part rebuilt). 2 storeys. South East elevation has: Ground floor; Central doorway with stone surround. One 2-light stone mullioned window. One 5-light stone mullioned window (one mullion removed). First floor; Former 13-light stone mullioned window (one light blocked giving one 5-light and one 7-light). North West elevation has: Derelict lean-to and outbuildings. North East gable has: Ground floor; Entrance with stone surrounds (formerly within extension). First floor; One 2-light stone mullioned window.”

Proposal

The application seeks Listed Building Consent for Installation of 4 CCTV cameras and 1 new kitchen ventilation extract.

The site is allocated Green Belt within the Kirklees Local Plan (adopted 2019). The site is also located within proximity of PRoWs COL/102/10 and COL/103/70, within a twice buffer, as well as having permitted development rights removed and being designated as a Grade II Listed Building.

Relevant Planning History

The most relevant planning history relates to the following applications:

89/02877 - Reinstatement of dwelling/sun lounge extension/ detached garage and new access (Listed Building) – Granted Conditionally.

89/02878 - Listed Building Consent for reinstatement of dwelling/sun lounge/detached garage and new access – Consent Granted.

90/04706 - Reinstatement of dwelling and erection of first floor master bedroom extension (listed building) – Conditional Full Permission.

90/04707 - Listed building consent for reinstatement of dwelling and first floor master bedroom extension – Consent Granted.

98/92337 - Erection of porch (listed building) – Conditional Full Permission.

98/92338 - Listed building consent for erection of porch – Consent Granted.

2005/90031 - Erection of first floor extension (listed building) – Conditional Full Permission.

2005/90032 - Listed building consent for erection of first floor extension – 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 on the Council's website, by site notice, and by press advertisement.

The publicity period for this application expired on 26/02/2026.

Consultation Responses

KC Conservation & Design (Informal) – No objections subject to the inclusion of conditions ensuring the kitchen ventilation extract is black or stone in colour, and the CCTV camera are black in colour, installed through mortar joints using lime mortar, and use non-ferrous fixings.

Policy & Legislation

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'.

The following policies within the Kirklees Local Plan are considered applicable to the determination of this application:

LP2 Place Shaping
LP24 Design
LP35 Historic Environment

National Policies and Guidance

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
Chapter16	Conserving and enhancing the historic environment

Assessment

Policy LP24 of Kirklees Local Plan and Chapter 12 of the NPPF set out that development should be of an acceptable design.

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.

Mount Pleasant farmhouse is an example of an Early to Mid-19th Century detached property faced in hammer-dressed stone, with a pitched stone slate roof, and timber windows and doors. The South East elevation of the building contains a central doorway with stone surrounds, one 2-light mullioned window and one 5-light mullioned window to the ground floor, and one 5-light and one 7-light mullioned window to the first floor. The North East gable stack, which is partly rebuilt, shows an entrance with stone surrounds to the ground floor and one 2-light stone mullioned window to the first floor. Other features in the property include coped gables and stone brackets.

The proposed changes to the property include the installation of kitchen extract vent to the North elevation, and 4 CCTV cameras around the property located on the North, East, South, and West elevations of the building. All the proposed installations are limited in scale and are not considered to

significantly impact the historic fabric of the listed building or the historic character of the building.

Following an informal consultation with KC Conservation & Design, there were no objections to the proposal, subject to conditions being added ensuring the kitchen ventilation extract is black or stone in colour, and the CCTV cameras are black in colour, installed through mortar joints using lime mortar, and use non-ferris fixings.

It is therefore concluded that the proposed development to Mount Pleasant is acceptable.

Conclusion

Chapter 16 of the NPPF is relevant to the consideration of this application. 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.”

This is further supported by paragraphs 213 – 215 of the NPPF, which outline that where a development proposal will lead to less than substantial harm to

the significance of a designated heritage asset, this weight should be weighed against the public benefits of the proposal.

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.'

Having regard to the response of the Council's Conservation Team and on the basis of inclusion of conditions to control the colour finish, fixings and method of attachment the proposed development is concluded to be acceptable. The historic fabric of the building can be ensured through inclusion of conditions requiring appropriate fixings within the mortar joints only.

Whilst the proposal is considered to be at the minimal end of less than substantial harm it is considered that a minor level of harm can be concluded to amount as a result of the additions to the property through the introduction of more modern additions. However, it is noted that the proposal is to improve the airflow and will assist in the prevention of damp. The secluded location would see improved security for occupiers of the property. These are considered to be minor public benefits associated with the development through measures to improve security for existing / future occupiers and contribute to measures to improve amenity for existing / future occupiers through improved ventilation. The improved ventilation will contribute to the buildings continued maintenance through reduced potential for damp.

On balance the minor level of public benefit is considered to outweigh any minimal harm which arises as a result of the development in this case.

It is therefore concluded the proposal is acceptable subject to inclusion of the aforementioned conditions.

Recommendation – Grant Consent

Decision Authorisation – Delegated Powers

Application Number: 2026/90008

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.

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 to retain the significance of the designated heritage asset and to accord with Policies LP2, LP24 & LP35 of the Kirklees Local Plan, as well as policies within Chapter 16 of the National Planning Policy Framework.

3. The kitchen ventilation extract and grill hereby approved shall be of a black or stone colour finish which shall thereafter be retained.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the listed building to accord with policies LP2, LP24 and LP35 of the Kirklees Local Plan, as well as policies within Chapters 12 & 16 of the National Planning Policy Framework.

4. The CCTV cameras hereby approved should be of a black colour finish, with non-ferrous fixings which shall be within mortar joints only.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the listed building to accord with policies LP2, LP24 and LP35 of the Kirklees Local Plan, as well as policies within Chapters 12 & 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	PP-14422793v1	-	16/01/2026
Existing Site Plan	01	-	16/01/2026
Existing Floor Plans	02	-	16/01/2026
Existing Elevations	03	-	16/01/2026
Proposed Site/Block Layout	-	-	16/01/2026
Proposed Floor Plans	04	-	16/01/2026
Proposed Elevations	05	-	16/01/2026
Application Form	-	-	16/01/2026
Design and Access Statement dated January 2026	-	-	16/01/2026
Datasheet of DS-2CE72UF3T-E CCTV Camera	-	-	16/01/2026
Heritage Statement dated January 2026	-	-	16/01/2026