

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:	2026/65/90045/W
Site Address:	6, Lamb Hall Road, Longwood, Huddersfield, HD3 4XQ
Description:	Listed Building Consent for installation of replacement windows (within a Conservation Area)
Recommending Officer:	Joanna Rednall

DECISION – 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.

John Holmes

AUTHORISED OFFICER

Date: 22-Jul-2026

Officer Report

Site Description

2026/90045 – 6, Lamb Hall Road, Longwood, Huddersfield, HD3 4XQ

6, Lamb Hall Road is a Grade II Listed Building located in Longwood, Huddersfield, and is also situated within Longwood Edge Conservation Area. The Listing description of the building is as follows:

LAMB HALL ROAD 1. 5113 (North Side) Longwood No 6 SE 1017 26/762 II GV 2. Early C19. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. One 2-light and one 3-light stone mullioned window on 1st floor. One 3-light stone mullioned window on ground floor.

Description of Proposal

Listed Building Consent for installation of replacement windows (within a Conservation Area).

The timber windows would be replaced with UPVC windows reinforced internally with galvanised steel where required for structural stability. The units are double glazed in 24mm overall thickness in a light grey colour finish. The development relates to all windows to the front and rear of the building.

Relevant Planning History

None at the site.

10, Lamb Hall Road

94/91110 – Listed Building Consent for installation of UPVC windows and erection of satellite antenna – Consent refused.

History of negotiations/amendments received

None.

Access Considerations

None

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, Holme Valley Neighbourhood Development Plan, NPPF policies and guidance documents to embed the climate change agenda.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

- Conservation & Design – Objection

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 Site Notice and Press Publicity with a final expiry date of 25 June 2026.

No representations received.

Policies and 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”*.

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:

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.

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 places
- Chapter 16 – Conserving and enhancing the historic environment

Assessment

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 213 – 215 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.

The Conservation & Design Officer was consulted and Objects to the proposal.

This application seeks Listed Building Consent for the replacement of all existing timber-framed windows with uPVC window units.

The Council's Conservation and Design Officer state they object to the proposal on the grounds that the replacement windows fail to preserve the special architectural and historic interest of the Grade II Listed Building. It is considered that the introduction of uPVC windows does not respect the historic character or appearance of the building and results in a loss of authenticity through the introduction of an inappropriate modern material. Whilst the design of the replacement windows may broadly replicate the appearance of the previous units, the use of plastic frames lacks the detailing, proportions and material quality associated with traditional timber joinery.

The Conservation Officer concludes that the proposal results in less than substantial harm to the significance of the Grade II Listed Building and, by extension, to the character and appearance of the Longwood Edge Conservation Area. The officer further notes that although other listed buildings in the locality may also contain uPVC windows, these installations are unlikely to benefit from Listed Building Consent and therefore carry little or no weight as precedents in the determination of this application. The Conservation Team state that it should be noted that the Council reserves its position in relation to any potential future enforcement action against other unlawful installation of windows/doors in listed buildings.

The submitted Heritage Statement states that the replacement windows were intended to ensure the continued use and maintenance of the property whilst safeguarding its heritage value through sensitive design and improved functionality. It refers to benefits including reduced maintenance requirements and improved thermal performance.

Whilst these benefits are acknowledged, officers afford them limited weight. Similar functional improvements, including enhanced energy efficiency, weather performance and reduced maintenance, could reasonably be achieved through the installation of appropriately detailed timber windows, which would preserve the historic character of the listed building to a significantly greater degree. Consequently, the identified benefits are not considered sufficient to justify the use of uPVC in place of timber.

Paragraph 215 of the National Planning Policy Framework requires that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, that harm should be weighed against the public benefits of the proposal. In this instance, the public benefits arising from the replacement windows are limited and relate primarily to private benefits for the occupiers, such as reduced maintenance and potential improvements in thermal efficiency. These benefits do not outweigh the identified heritage harm.

Overall, it is considered that the replacement of the timber windows with uPVC has eroded the authenticity of the listed building through the introduction of a non-traditional material that fails to preserve its special interest. The proposal therefore results in less than substantial harm to the significance of the Grade II Listed Building and the character and appearance of the Longwood Edge Conservation Area, without sufficient public benefits to outweigh that harm.

Accordingly, the proposal is considered to conflict with Policies LP24 and LP35 of the Kirklees Local Plan and the heritage policies contained within Chapter 16 of the National Planning Policy Framework. The proposal also fails to satisfy the statutory duty to preserve the special architectural or historic interest of a listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Recommendation

Refuse Listed Building Consent

Decision Authorisation - Delegated

Application Number: 2026/90045

Officer Recommendation: Refuse Listed Building Consent

Reason

1. The UPVC windows result in less than substantial harm to the Listed Building and would not preserve or enhance the significance of Longwood Edge Conservation Area. The public benefits of replacing the timber windows with UPVC are not considered to outweigh this identified harm. The development is therefore contrary to Policy LP35 of the Kirklees Local Plan, policies within Chapter 16 of the National Planning Policy Framework, and the statutory duty to preserve the special architectural or historic interest of a listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	13/01/2026
Heritage Statement	-	-	16/02/2026
Replacement / New Upvc Windows	-	-	08/05/2026
Photo – Front elevation	-	-	13/01/2026
Photo montage	-	-	20/01/2026
Photo montage	-	-	06/03/2026
Photo – 1	-	-	25/03/2026
Photo – 2	-	-	25/03/2026
Photo – 3	-	-	25/03/2026
Photo – 4	-	-	25/03/2026
Photo – 5	-	-	25/03/2026
Application Form	-	-	08/01/2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2024 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 2015 and otherwise actively engaged with the applicant in dealing with the application. The proposal has been recommended for refusal with no identified public benefits to override the unacceptable less than substantial harm to the Grade II Listed Building and therefore no negotiations could be undertaken.

Report Dated: 20/07/2026