

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:	2026/65/90119/W
Site Address:	26, Swallow Lane, Golcar, Huddersfield, HD7 4LU
Description:	Listed Building Consent for installation of replacement door and frame (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: 30-Apr-2026

Officer Report – 2026/90119

Site Description

The application site is 26, Swallow Lane, Golcar, Huddersfield, HD7 4LU, a Grade II Listed Building faced in stone, with a pitched tiled roof, and timber windows and doors. The site lies in a slightly varied street scene, surrounded by properties of mostly a similar size and scale, with slightly differing characters, appearances, and ages given not all surrounding buildings are listed. The application property also benefits from a small area of amenity space to the front, as well as a hard-standing parking area. The property has the following listed description:

“Mid C19. Three terraced houses. Hammer dressed stone. Pitched stone slate roof. Coped gables. Moulded stone brackets to gutter with string course below. Two storeys. South West elevation: Ground floor: three entrances with stone surround and tie-stones. Three 4-light stone mullioned windows. First floor: six 3-light stone mullioned windows (formerly three 7-light windows). North East elevation: Ground floor: one later doorway; three 4-light stone mullioned windows (No 28 has modern bow replacing mullions) (No 30 has both mullions removed). First floor: six 3-light stone mullioned windows (possibly formerly three 7-light windows).”

Proposal

The application is Listed Building Consent for installation of replacement door and frame (Listed Building within a Conservation Area).

The site is unallocated and within the Golcar Conservation Area within the Kirklees Local Plan (adopted 2019). The site is also an allocated Grade II Listed Building.

Relevant Planning History

The most relevant planning history relates to the following planning applications

2009/91556 - Listed Building Consent for replacement door and frame (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

Letters of Objection

- The cottage is one of three with the same front elevation arrangement. All three have matching leaded windows on the front, and timber entrance doors (until this retrospective applicant). The cottages are all grade II listed and in a conservation area.

Officer Comment: This is addressed within the assessment of the application and by KC Conservation & Design.

- The door contributes to the significance of the heritage asset (no.26) and by group to the three cottages. The cottages also contribute positively to the conservation area. For example, there are no similar examples visible from the conservation area of these types with leaded windows and matching doors. Loss of windows or doors will be concerning and cause harm to all three.

Officer Comment: This is addressed within the assessment of the application and by KC Conservation & Design.

- There are many methods to improve energy efficiency without causing harm. There is also no public benefit here to argue the proposal, nor enough data to suggest the owner has made effort to reduce fossil fuels through other less harmful options.

Officer Comment: This has been assessed when deducing if the development causes harm to the application property.

The application has been publicised as affecting the setting of a Listed Building, affecting the setting of a Conservation Area, on the Councils website, by site notice, and by press advertisement.

The publicity period for this application expired on 19/04/2026.

Consultation Responses

KC Conservation & Design (Informal) – The use of a composite door on a Listed Building is unacceptable as it significantly harms the historic character of the building and surrounding Conservation Area. Only a matching replacement (timber) would be considered acceptable in this case.

There is an objection on these grounds.

Kirklees Local Plan Policy

LP1 Achieving Sustainable Development

LP24 Design

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
Chapter16	Conserving and enhancing the historic environment

Assessment

26 Swallow Lane is an example of mid-19th Century two-storey end terrace property, faced in hammer-dressed stone, with a pitched stone slate roof. The terrace in which the property is included displays three 4-light stone mullioned windows to the ground floor of the Southwest elevation, and six 3-light stone mullioned windows to the first floor. Moreover, the Northeast elevation shows three 4-light stone mullioned windows on the ground floor and six 3-light stone mullioned windows to the first floor.

The property has many positive features including coped gables, moulded stone brackets, stone surround entrances, and tie-stones.

The changes to the property include replacing the existing timber front door with a composite door and modifying the frame of the front elevation door to also reflect a composite finish. KC Conservation & Design have been consulted and object to the use of a composite replacement door on a Grade II Listed Building.

The replacement door is a composite material and would be at odds with the historical authenticity and visual integrity of the building. Listed buildings are protected to specifically to preserve their original features, materials and craftsmanship. Due to the surface texture, proportions of panelling there would be a noticeable visual difference. In replacing the door the works would detract within the street scene and from the character of the conservation area. The use of modern materials would appear unsympathetic and detract from the character and appearance of the building undermining the special historic interest contrary to Policies LP1, LP2, LP24, and LP35 of the Kirklees Local Plan, and Policies within Chapter 12 and 16 of the National Planning Policy Framework.

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.”

The replacement door is a composite material and would be at odds with the historical authenticity and visual integrity of the building. Listed buildings are protected to specifically to preserve their original features, materials and craftsmanship. Due to the surface texture, proportions of panelling there would be a noticeable visual difference. In replacing the door the works would detract within the street scene and from the character of the conservation area.

The use of modern materials would appear unsympathetic and detract from the character and appearance of the building undermining the special historic interest contrary to Policies LP1, LP2, LP24, and LP35 of the Kirklees Local Plan, and Chapters 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The works would result in less than substantial harm for which there is no public benefit or justification to outweigh the harm.

Recommendation – Consent Refused

Decision Authorisation – Delegated Powers

Application Number: 2026/90119

Officer Recommendation: Consent Refused

Reason for Refusal

1. The replacement of the door with a composite door, because of its modern materials, detailing and appearance would fail to preserve the character and appearance of the listed building. The development would result in the loss of traditional fabric and would introduce an incongruous feature that is not sympathetic to the building's historic significance and would also detract from the street scene. As such the

works result in less than substantial harm to the special architectural and historical interest of the designated heritage asset and Golcar Conservation Area for which there is no public benefit that outweighs the less than substantial harm, contrary to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), the guidance set out in Chapter 12 and 16 of the National Planning Policy Framework, and Policies LP1, LP2, LP24, and LP35 of the Kirklees Local Plan.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	09/03/2026
Block Plan	-	-	09/03/2026
Indicative Door Make Up	-	-	09/03/2026
Existing and Proposed Elevations	(BBM) PD 01	-	09/03/2026
Application Forms	-	-	09/03/2026
Design and Access Statement	-	-	09/03/2026
Climate Change Statement	-	-	09/03/2026
Conservation/Heritage Assessment	-	-	09/03/2026

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 Authority have, 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 as it was considered that the proposal was unacceptable in principle.

Report Dated: 20/04/2026