



Planning (Listed Buildings and Conservation Areas) Act 1990

REFUSAL OF LISTED BUILDING CONSENT

Application Number: 2026/65/90119/W

To: Simon McGuire
1, Privet Drive
Barlby
Selby
YO8 5ND

For: B McGuire

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been refused for the execution of the works referred to:-

LISTED BUILDING CONSENT FOR INSTALLATION OF REPLACEMENT DOOR AND FRAME (WITHIN A CONSERVATION AREA)

At: 26, SWALLOW LANE, GOLCAR, HUDDERSFIELD, HD7 4LU

In accordance with the plan(s) and applications submitted to the Council on 09-Mar-2026. The reasons for the Council's decision to refuse consent for the development are:

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.

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk/)

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [the Planning Inspectorate website](#). Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#). You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal, and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 30-Apr-2026

Signed:



David Shepherd
Executive Director for Place

Application Plans

The decision notice indicates which plan/s relate to the decision.

Plans can be viewed on [the Planning and Building Control web site](#)

If a paper copy of the decided plan is required, please email:

dc.admin@kirklees.gov.uk or telephone (01484) 414746 with the application number.

There may be a charge for this service.

Address to which all communications should be sent:

Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
