

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2026/62/90188/W
Site Address:	28, Fairfields Road, Holmbridge, Holmfirth, HD9 2NP
Description:	Formation of patio to rear elevation and replacement windows and doors with associated alterations (Listed Building within a Conservation Area)
Recommending Officer:	Joshua Merriman

DECISION – Full Conditional Permission

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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 19-Mar-2026

Officer Report – 2026/90188

Site Description

The application site refers to 28, Fairfields Road, Holmbridge, Holmfirth, a two-storey terraced property faced in coursed stone, with a pitched stone slate roof, and timber windows and doors. The property, alongside the adjoining neighbour at number 26, is Grade II Listed.

The application property lies in a slightly varied street scene, surrounded by dwellings of a similar size and scale, but with differing characters as not all neighbouring properties are listed like the application property. Furthermore, the dwelling benefits from an area of private amenity space to the rear which is surrounded by tall hedges.

Description of Proposal

The Scheme

The application is seeking planning permission for the formation of patio to rear elevation and replacement windows and doors with associated alterations (Listed Building within a Conservation Area).

The works include and are not limited to:

- Removal of an internal stud wall.
- The replacement of all windows and doors at the property.
- The addition of a patio area to the rear of the dwelling, and introduction of a high-level patio door to the rear.
 - o Groundworks will take place to provide this patio space.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Design and Access Statement
- Climate Change Statement

History of Negotiations / Amendments Received

The case officer requested information to ensure the following details: the internal wall removed was not original; the request that the proposal be constructed with timber windows and a timber door to the front elevation rather than uPVC; the use of breathable plaster materials; recessing of the rear glazed patio door; the use of matching natural stone for the patio retaining wall with matching pointing, replacement rainwater goods to be timber/metal and black in colour; and any pointing to be lime mortar and flush or recessed.

The majority of these amendments are recommended to be secured by conditions as discussed later in this report.

Relevant Planning History

2026/90189 - Listed Building Consent for formation of patio to rear elevation and replacement windows and doors with associated alterations (within a Conservation Area) – Under Consideration

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (July 2024).

The application has been publicised as affecting the setting of a listed building, affecting the setting of a conservation area, on the Council's website, by site notice and by press advertisement. The expiry date of the publicity period was the 06/03/2025.

Letters of Comment

- Holme Valley Parish Council have been consulted regarding the application but have offered no comment, deferring to Kirklees Officers.

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

KC Conservation & Design (Informal) – Conditions should be added to any permission to ensure the following; the internal wall removed was not original, the use of timber windows and a timber door to the front elevation rather than uPVC, the use of breathable plaster materials, recessing of the rear glazed patio door, the use of matching natural stone for the patio retaining wall with matching pointing, replacement rainwater goods to be timber/metal and black in colour, and any pointing to be lime mortar and flus or recessed.

Subject to condition, there are no objections.

Allocation and Policy

The site is allocated within the Hinchliffe Mill Conservation Area within the Kirklees Local Plan (adopted 2019). The site is also located within a Strategic Green Infrastructure Network area, a bat alert layer, twice buffer, and is a designated Grade II Listed Building.

The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway and Access
LP22 Parking
LP24 Design
LP30 Biodiversity and Geodiversity
LP31 Strategic Green Infrastructure Network
LP35 Historic Environment

Holme Valley Neighbourhood Development Plan

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan. Policies within the plan relevant to the consideration of this application are listed as follows:-

Policy 1 – Protecting and Enhancing the Landscape Character of Holme Valley.
Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.
Policy 3 – Conserving and Enhancing Heritage Assets
Policy 12 – Promoting Sustainability.
Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

The application site lies within Landscape Character Area 4 (River Holme Settled Valley Floor) of the Holme Valley Neighbourhood Development Plan, the key characteristics of which are listed below:

- Framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.
- Boundary treatments comprised largely of millstone grit walling. The stone walling which runs parallel with Upperthong Lane is representative of local vernacular detailing.
- A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upperthong towards the centre of Holmfirth before climbing the opposing valley slopes.
- Mill ponds reflect industrial heritage and offer recreation facilities.

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.

Chapter2	Achieving sustainable development
Chapter11	Making effective use of land
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.

Supplementary Planning Documents / guidance

Kirklees Highway Design Guide (adopted November 2019)
House Extensions & Alterations SPD (adopted June 2021)
Holme Valley Neighbourhood Development Plan – 2021

The Biodiversity Net Gain Technical Advice Note

Legislation

The Town & Country Planning Act 1990 (as amended).
The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
The Planning and Compulsory Purchase Act 2004.
The Conservation of Habitats and Species Regulations 2017

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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 interest which it possesses'.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon the character and appearance of the area (including impact upon historic environment)
2. Impact upon residential amenity
3. Impact upon highway safety
4. Climate Change
5. Other matters – e.g. trees/ecology (e.g. bats)
6. Representations
7. Conclusion

1 – Principle of Development

Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

The site is located within the Hinchliffe Mill Conservation Area on the Kirklees Local Plan. Policy LP1 of the Kirklees Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 of the KLP sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

As the site is located within the Hinchliffe Mill Conservation Area and is Grade II Listed; Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 needs to be considered, which requires Local Planning Authorities to pay special attention in order to preserve or enhance the character and setting of buildings or land within a Conservation Area.

LP35 states that:

‘Development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be

demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm’.

The dimensions of sustainable development will be considered throughout the proposal.

In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with the House Extensions and Alterations SPD and Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

These issues along with other policy considerations will be addressed below.

Considering the above policy, the principle of the development is considered to be acceptable.

2 – Impact on character and appearance of the area (including impact upon historic environment):

Visual Amenity

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *‘the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape’*.

Key Design Principles 1 and 2 of the Council’s adopted House Extensions & Alterations Supplementary Planning Document (SPD) seek to ensure development is subservient to the host property and in keeping with the character of the locality.

Historic Environment

Section 66 of the Planning (Listed Buildings & Conservations Areas) Act (1990) states that for development which affects a listed building or its setting, 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.

Section 66 of the Planning (Listed Building & Conservation Areas) Act (1990) is mirrored in Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Furthermore, LP35 states that: *“development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.”*

Subject to condition, the use of timber windows and doors and black rainwater goods to the front elevation of the dwelling is considered to retain the character of the property itself as well as the surrounding Hinchcliffe Mill Conservation Area. Furthermore, all pointing being lime mortar and flush or recessed is considered to positively contribute to the appearance of the dwelling.

Despite the rear patio door being glazed and not entirely timber, as the rear of the dwelling is well obscured by high hedges surrounding the garden space, it is considered that this will not be largely visible and thus will not significantly detract from the heritage value of the dwelling nor the wider conservation area. This is also the consideration for the proposed rear patio area.

The proposed development is therefore considered to comply with Policies LP1, LP2, LP24, and LP35 of the Kirklees Local Plan, and Policies within Chapter 12 of the National Planning Policy Framework.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Key Design Principles 3, 4, 5 and 6 of the Council's adopted House Extensions & Alterations SPD seek to ensure development does not have a detrimental impact upon privacy of neighbouring occupiers, cause unacceptable levels of overshadowing or be unacceptably oppressive / overbearing.

The scale of the development is not considered to be significant, and the proposal lacks the construction of any large extensions onto the existing building. As a result, it is considered that the scale of works is not large enough to have significant impacts upon light, outlook, overshadowing, overbearing, or privacy of neighbouring properties.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, and advice within Chapter 12, and Paragraph 135, of the National Planning Policy Framework.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Key Design Principle 15 of the adopted House Extensions & Alterations SPD which seek to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

Principle 19 of the Council's adopted House Extensions & Alterations Supplementary Planning Document (SPD) requires the provision for waste storage and recycling must be incorporated into the design of new developments in such a way that it is convenient for both collection and use whilst having minimal visual impact on the development.

It should be noted that although nothing specific is detailed on the submitted plans, the site will retain adequate space for waste storage.

The number of bedrooms at the property will not increase as a result of the development, and there will remain to be no parking area on the application site, therefore, the current parking provision is acceptable to remain. Furthermore, the proposal will have no significant impact on highway safety as the dwelling, and proposed works, is set well back from the closest highway.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, Principle 15 of the Council's Street Design Guide and Chapter 9 of the National Planning Policy Framework.

5. 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 predates 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.

Considering the scale and nature of the proposed development, especially that it is for private use, it is considered that the proposed development would not

have an impact on climate change that needs mitigation to address the climate change emergency. The proposed development would therefore comply with Chapter 14 of the National Planning Policy Framework.

6. Other Matters

Impact upon Ecology

Chapter 15 of the National Planning Policy Framework is relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Whilst it is acknowledged that the site is located within an identified bat roosting area and twite buffer, the proposals are relatively modest, and in this case would not impact upon the existing roof space which has the potential for providing a roost for bats or twites.

Therefore, it is considered unlikely that the proposals would have a significant impact on the bat or twite population. An informative is recommended to be attached making the applicant aware that if bats or twites are discovered on site during the works, any development shall cease, and the applicant is advised to contact Natural England for advice on how to move forward. Subject to informative the proposal is considered to be acceptable in this regard.

7. Representations

No representations have been received.

8. Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered, the proposed development would constitute sustainable development and is therefore recommended for approval.

**Recommendation
PERMISSION**

CONDITIONAL FULL

Decision Authorisation: Delegated Powers

Application Number: 2026/90188

Officer Recommendation: Conditional Full Permission

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

1. 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 accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework.

2. Notwithstanding the details provided, all new windows shall be constructed in timber. No works to install new windows shall take place until joinery details at 1:5 and elevations at 1:20 have been submitted to and approved in writing by the Local Planning Authority. Windows shall be fixed light or side hung casements with a painted finish, with mouldings and timber sections simple in design and profile with chamfered glazing beads. All double-glazed units shall be slim in section, with 4mm glass and an 8mm gap with black spacer bars. Opening casements shall be set flush with the frames with butt hinges and traditional window stays (friction hinges and visible trickle vents shall not be permitted) and all new window frames shall be set back in the reveal by 100-125mm and not fitted flush with the external wall. The works shall then be carried out in complete accordance with the approved details.

Reason: In accordance with Policies LP2, LP24, and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

3. Notwithstanding the details provided, new external doors to the front elevation shall be constructed in timber with a painted finish, with mouldings and timber sections simple in design and profile with chamfered glazing beads. No works to install new doors shall take place until joinery details at 1:5 and elevations at 1:20 have been submitted to and approved in writing by the Local Planning Authority. All double-glazed units shall be slim in section, with a 4mm-20mm-4mm window configuration with black spacer bars. All new external door frames shall be set back in the reveal by 100-150mm and shall not be fitted flush with the external wall. The works shall then be carried out in complete accordance with the approved details.

Reason: In accordance with Policies LP2, LP24, and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

4. The heads, cills and jambs for the new opening shall be of natural stone and shall replicate the heads, cills, and jambs of the existing windows and doors in terms of stone type, material, colour, size, tooling and section.

Reason: In accordance with Policies LP2, LP24, and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

5. Any pointing should be carried out using a lime-based mortar. Stonework should be repointed or bedded in an appropriate lime mortar mix (that is, one weaker or softer than the adjacent masonry) and ideally a 1:3 mix (lime: sand). No power tools shall be used to remove the existing mortar and the mortar shall be flush pointed. Weatherstruck, strap or ribbon pointing is not permitted.

Reason: In accordance with Policies LP2, LP24, and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

6. All rainwater goods shall be either timber, cast iron or cast aluminium.

Reason: In accordance with Policies LP2, LP24, and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 of The Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

NOTE: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August inclusive). If twites are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan, Existing and Proposed Site Plan	2076-00-01	-	22/01/2026

Plan Type	Reference	Version	Date Received
Existing and Proposed Elevations and Floor Plans	2076-00-02	-	22/01/2026
Application Form	-	-	22/01/2026
Design and Access Statement	-	-	22/01/2026
Climate Change Statement	-	-	22/01/2026

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. The case officer requested information to ensure the internal wall removed was not original, the use of timber windows and a timber door to the front elevation rather than uPVC, the use of breathable plaster materials, recessing of the rear glazed patio door, the use of matching natural stone for the patio retaining wall with matching pointing, replacement rainwater goods to be timber/metal and black in colour, and any pointing to be lime mortar and flush or recessed.

Report Dated:

17/03/2026