

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:	2026/65/90361/W
Site Address:	57-58, Simon Green Road, Bolster Moor, Huddersfield, HD7 4JZ
Description:	Listed Building Consent for installation of roof mounted solar panels
Recommending Officer:	Joanna Rednall

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: 14-Jul-2026

Officer Report – 2026/90361

Site Description

The application relates to a site in Bolster Moor, Huddersfield. The site comprises a two storey property formed of two former individual properties including the Listed 57 Simon Green Road. The site is steeply sloped away from the road, with a concrete parking area in front of the Listed building and a garden within the remaining front of the site. The site is located within an open Green Belt setting. The Listed description for the site is as follows:

“Mid C19. Terraced pair of weavers houses. Hammer dressed stone. Quoins to north. Pitched stone slate roof. 2 storeys. South elevation has: ground floor (No 57); entrance (part blocked). One 4-light stone mullioned window. No 56: Alterations in progress. 1st floor; one 8-light stone mullioned window to each dwelling, with continuous pronounced sill band. North elevation has: ground floor; one 3-light stone mullioned window. 1st floor; two 3-light stone mullioned windows.”

The building has been enlarged by way of a two storey front and single storey rear extension.

Proposal

The application is for Listed Building Consent for installation of roof mounted solar panels.

The proposal comprises two sets of eight solar panels arranged in a 2 by 4 configuration on the rear, south-facing roof slope.

The panels would be positioned with a vertical emphasis extending from the eaves to the ridge, and the submitted product information confirms that they would be a black colour finish.

Relevant Planning History

2008/92754: Listed Building Consent for installation of hardwood double glazed windows and re-open former door opening with new softwood door to match existing – Consent granted

2017/93382: Listed Building Consent for erection of two storey and single storey extensions and alterations – Consent granted

2017/93383: Erection of two storey and single storey extensions and alterations – Conditional full permission

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

The publicity period for this application expired on 27/03/2026.

No representations have been received.

Consultation Responses / Amendments

KC Conservation & Design (Informal)

- Officers initially suggested that the solar panels be located on outbuildings or in alternative areas within the grounds in order to minimise the impact of the proposal on the setting of the Listed Building. The development was considered to result in less than substantial harm to the heritage asset, and alternative siting options were explored to reduce this impact.
- The applicant advised that the garage would not provide sufficient roof area to accommodate the required number of solar panels and may not be structurally capable of supporting the additional load. It was also stated that locating the panels within the garden would result in significant additional costs due to the infrastructure required to connect the panels to the dwelling's electricity supply and battery storage system. These alternative options were therefore considered by the applicant to involve substantial and costly groundworks.
- KC Conservation and Design reviewed the justification submitted by the applicant and advised that solar PV panels could be accepted on the roof of the single-storey rear extension. They noted that, whilst the extension contains two rooflights, the rear elevation also includes large full-height French doors and additional windows, and that the lower roof profile would help to reduce the visual prominence of the panels within the wider landscape.
- The Conservation and Design Officer recommended that the panels be finished entirely in black, with no silver framing, and incorporate a non-

reflective coating. They also advised that the panels should be limited to the lower single-storey extension, outbuildings, or potentially a discreet location within the grounds to minimise harm to the heritage asset. It was further suggested that, if additional panels were required, the garage roof could be strengthened to accommodate them or an alternative location within the grounds close to the dwelling could be considered. The applicant has advised that these alternative options would not be feasible, and no amended plans have been submitted. The application has been progressed to determination on the basis as submitted.

Kirklees Local Plan Policy

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP24 Design
LP30 Biodiversity and Geodiversity
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
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.

Assessment

57-58 Simon Green Road is an early to mid 19th Century semi-detached building, formerly one and a half weaver's cottages faced in hammer dressed

stone with a pitched stone slate roof. The building benefits from a two-storey front extension and a shallow lean-to single storey rear extension.

The proposal involves the installation of solar panels on the rear, south-facing roof slope of the dwelling.

During the assessment and following informal discussions with KC Conservation and Design, officers sought to explore alternative siting options for the solar panels in order to minimise the impact on the setting and significance of the heritage asset. Although the panels would be located on the rear elevation, they would be visible within the open rural landscape and from the surrounding network of Public Rights of Way (COL/81/20 and COL/81/10) to the rear of the site. Officers therefore considered that, whilst the proposal would not affect the principal elevation of the building, the introduction of solar panels within this prominent location would result in less than substantial harm to the character and setting of the Listed Building.

Officers suggested that the solar panels be located on outbuildings or within alternative areas of the site where their visual impact could be reduced. In response, the applicant advised that the detached garage would not provide sufficient roof area to accommodate the required number of panels and may not be structurally capable of supporting the additional load. The applicant also advised that locating the panels within the garden would result in significant additional costs due to the infrastructure and groundworks required to connect the panels to the dwelling's electricity supply and battery storage system.

The submitted justification was subsequently reviewed by KC Conservation and Design, who advised that solar PV panels could potentially be accepted on the roof of the single-storey rear extension. They noted that, although the extension contains two rooflights, the rear elevation also includes large full-height French doors and additional windows, and the lower roof profile would assist in reducing the prominence of the panels when viewed within the wider landscape. This is a more discreet location within the grounds which officers consider would minimise harm to the heritage asset. Alternatively, it was suggested that the garage roof could be strengthened to accommodate additional panels, or that a suitable location within the grounds close to the dwelling could be explored.

The applicant has advised that these alternative options would not be feasible, and no amended plans have been submitted to address the concerns raised by officers. The submitted proposal therefore remains for solar panels to be installed on the rear roof slope of the main dwelling.

Whilst the installation of renewable energy measures can be a public benefit, the submitted Heritage Statement identifies the benefits of the proposal primarily in terms of reducing energy consumption, carbon emissions, and utility costs, which are considered to be private benefits. No further public benefits have been identified that would outweigh the harm to the significance and setting of the Listed Building. Officers consider that alternative locations

have been identified which could achieve the same benefits whilst resulting in a reduced impact on the heritage asset and, as such, the benefits of the proposal would not outweigh the identified harm to the setting of the Listed Building.

Taking into account the comments of KC Conservation and Design and the absence of amendments to address the concerns raised, it is considered that the proposal would result in less than substantial harm to the character and setting of the Listed Building. The introduction of solar panels onto the roof slope would also affect longer-distance views of the site through the introduction of modern materials and visual features within the established roofscape.

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.

Paragraph 213 of the NPPF states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;”

Paragraph 215 of the NPPF goes on to state that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

The solar panels are considered to result in less than substantial harm which, in order to be acceptable, require clear justification and public benefit to outweigh the harm. The solar panels are for a private dwelling and as such there is inadequate public benefit to outweigh the harm. The alterations are considered detrimental to the designated heritage asset and therefore unacceptable.

In conclusion, the installation of roof-mounted solar panels at 57-58 Simon Green Road would result in less than substantial harm to the setting and historic character of the Grade II Listed Building. The roof plane is clearly visible from public vantage points to the rear, and the introduction of solar panels would fail to preserve the building and the features of architectural interest which contribute to its significance. There are insufficient public benefits to outweigh the identified harm. The proposal therefore fails to accord with Policy LP35 of the Kirklees Local Plan, paragraphs 212 and 215 of the National Planning Policy Framework (NPPF) and Section 66 (2) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Recommendation – Consent Refused

Decision Authorisation – Delegated Powers

Application Number: 2026/90361

Officer Recommendation: Consent Refused

Reason for Refusal

1. The installation of roof-mounted solar panels at 57-58 Simon Green Road would result in less than substantial harm to the setting and historic character of the Grade II Listed Building. The roof plane is clearly visible from public vantage points to the rear, and the introduction of solar panels would fail to preserve the building and the features of architectural interest which contribute to its significance. There are insufficient public benefits to outweigh the identified harm. The proposal therefore fails to accord with Policy LP35 of the Kirklees Local Plan, paragraphs 212 and 215 of the National Planning Policy Framework (NPPF) and Section 66 (2) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	09/02/2026
Proposed Elevations	1619 22	F	12/02/2026
Proposed PV Layout	E-01	A	16/02/2026
Conservation / Heritage Assessment	-	-	09/02/2026
Product brochure by AlphaESS	-	-	09/02/2026
Application form	-	-	09/02/2026

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 sought amendments to relocate the panels in order to mitigate the development's impact; however, no amended plans were submitted.

Report Dated: 07/07/2026

Low coal