

Kirklees Metropolitan Council
Planning Services
PO Box 1720
Huddersfield
HD1 9EL

Our ref: JC/26-00397
Date: 13 February 2026

Dear Sir/Madam,

Re: Listed Building Consent for the replacement of existing softwood timber windows with double-glazed aluminium casement windows at 12, Waller Clough, Waller Clough Road, Bolster Moor, Huddersfield, HD7 4NN

Rapleys LLP has been instructed to submit a Listed Building Consent application at the abovementioned property.

We enclose the following documents relevant to the planning application, which is submitted via the Planning Portal (PP-14697848) on 13th February 2026.

- Completed Planning Application Forms;
- Covering Letter (this letter) dated 13th February 2026;
- Heritage, Design and Access Statement, prepared by Rapleys LLP;
- Location Plan – Dwg No. SW-RAP-DR-LP-XX-003;
- Block Plan – Dwg No. SW-RAP-DR-BP-XX-004;
- Existing Elevations – Dwg No. SW-RAP-DR-E-EX-001;
- Proposed Elevations – Dwg No. SW-RAP-DR-E-PR-002;
- Alitherm Heritage Brochure; and
- Alitherm Heritage Data Sheet.

In addition to the above enclosures, we would be grateful if you could consider the contents of this letter in determining the application.

Site and Surroundings

The subject site contains a Grade II Listed (NHLE 1266580), two-storey detached building. The property, which currently comprises a single dwelling, originally formed two early to mid-19th-century weavers' cottages arranged in a semi-detached configuration.

The site lies within open countryside and is bounded by greenfield land to the north, east and west. To the south, it fronts Waller Clough Road, beyond which there is further greenfield land. The site is located within the South and West Yorkshire Green Belt.

Access to the site is taken from Waller Clough Road, with an existing driveway and hardstanding area providing off-street parking. The site benefits from proximity to public transport, with the nearest bus stop located approximately 385m to the north-east along Pinfold Lane.

The site is not within a Conservation Area, and there are no Tree Preservation Orders within or adjoining the site.

Rapleys – York House York Street Manchester M2 3BB

T: 0370 777 6292 E: info@rapleys.com www.rapleys.com @rapleys [linkedin/twitter](#)

The site is located within Flood Zone 1, which means there is a low probability of fluvial and tidal flooding. There is also no risk of surface water flooding according to the Environment Agency.

Relevant Site History

A review of Kirklees Metropolitan Council's online planning register highlighted numerous planning applications associated with the site. These applications are summarised in the table below.

Planning Application Reference	Description of Development	Decision	Date of Decision
2004/93286	Listed Building Consent for replacement windows, doors, guttering and repairs to lean to	Approved	1 st September 2004
2007/90878	Demolition and rebuilding of lean-to extension and internal alterations (Listed Building)	Approved	15 th June 2007
2007/90879	Listed Building Consent for demolition and rebuilding of lean-to extension and internal alterations.	Approved	15 th June 2007
2021/91859	Listed Building Consent for replacement pointing.	Approved	29 th June 2021

The Proposal

This application seeks Listed Building Consent for the replacement of all existing windows from soft wood timber to double glazed aluminium casements.

All existing windows will be replaced across every elevation of the building

The existing external doors will also be replaced with new hardwood timber doors and frames on the southern and eastern elevations. However, the replacement of these doors was discussed with the Council Conservation Officer in advance of this application submission, and it was confirmed that Listed Building Consent was not required for this element of work.

For further details on the proposed works, please refer to the submitted plans, and the Heritage, Design and Access Statement.

National and Local Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) was most recently updated in December 2024. It sets out the purpose of the planning system of achieving sustainable development and how these are expected to be applied.

National planning policy is set out within the National Planning Policy Framework (2024) (NPPF), which is supplemented by the National Planning Practice Guidance (NPPG).

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay, or

- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - The application of policies in this Framework that protect areas or assets of particular importance provide a strong reason for refusing the development proposed, or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Section 12 of the Framework (Achieving well-designed places) confirms that good design is a key aspect of sustainable development and creates better places in which to live and work. Good design also helps make development acceptable to communities.

Section 16 of the Framework (Conserving and enhancing the historic environment) outlines that heritage assets as an irreplaceable resource, and that they should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Local Planning Policy

The Development Plan for Kirklees Metropolitan Borough Council comprises the Kirklees Local Plan Strategy and Policies, and the Kirklees Local Plan Allocations and Designations, both of which were adopted in February 2019. The following policies within the Local Plan Strategy and Policies document are of relevance:

Kirklees Local Plan Strategy and Policies (February 2019)

- **Policy LP1 (Presumption in favour of Sustainable Development)** states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
- **Policy LP24 (Design)** states that good design should be at the core of all proposals in the district and should be considered at the outset of the development process.
- **Policy LP35 (Historic Environment)** states that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.
- **Policy LP57 (The Extension, Alteration or Replacement of Existing Buildings)** states that proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.

Planning Assessment

This section assesses whether the proposal is policy compliant at both national and local level. As previously set out, this Listed Building Consent application seeks consent for the replacement of all existing windows from soft wood timber to double glazed aluminium casements.

The proposed replacement windows, including the materials to be used, have been selected to ensure that they are high quality and is in keeping with the character of the existing Grade II Listed Building. All existing windows will be replaced across every elevation of the building.

Given the minor nature of the development, the proposal is not considered to detrimentally harm the surrounding context and is considered complementary to the existing built form. The proposed

development would not result in a material change to impact the site or the amenities of neighbouring uses.

For these reasons outlined, it is therefore considered that the proposal is acceptable and in accordance with Kirklees Local Plan Strategy and Policies (2019) Policy LP1, LP24, LP35 and LP57.

Conclusion

The application seeks Listed Building Consent for the replacement of all existing windows from soft wood timber to double glazed aluminium casements.

After consideration of relevant national and local planning policies, it is considered that this application is policy compliant. The application is therefore considered acceptable in planning terms and there is a compelling case for the granting of permission without delay.

We trust that the enclosed information is sufficient to enable you to validate the application. We look forward to receiving confirmation of receipt of this submission. However, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please get in contact.

Yours faithfully,

Redacted

Rapleys LLP