

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:	2026/65/90428/W
Site Address:	12, Waller Clough, Waller Clough Road, Bolster Moor, Huddersfield, HD7 4NN
Description:	Listed Building Consent for the replacement of existing softwood timber windows with double-glazed aluminium casement windows
Recommending Officer:	Joanna Rednall

DECISION – CONSENT GRANTED

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.

John Holmes

AUTHORISED OFFICER

Date: 04-Jun-2026

Officer Report

2026/90428 - 12, Waller Clough, Waller Clough Road, Bolster Moor, Huddersfield, HD7 4NN

Listed Building Consent for the replacement of existing softwood timber windows with double-glazed aluminium casement windows

Site Description

12, Waller Clough is a Grade II Listed, 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 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 is not within a Conservation Area, and there are no Tree Preservation Orders within or adjoining the site.

Description 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.

To the south facing elevation, a new hardwood timber door is proposed. The plans indicate this would match the existing door, and would be of a light grey painted colour finish. All soft wood single glazed timber windows would be replaced with aluminium double glazed casement windows.

To the east facing elevation, a new hardwood timber door is proposed. The plans also indicate this would match the existing door, and would be of a light grey painted colour finish. The window would be replaced with aluminium double glazed casement windows.

To the north facing elevation, the existing oak framed glazing would be retained, and the soft wood door would be painted light grey. All windows to this elevation would be replaced with aluminium double glazed casement windows.

The plans include the replacement doors, however these do not form part of this application.

To the west facing elevation, one window would be removed and replaced with aluminium double glazed casement windows.

The submitted plans indicate friction hinges to be used and will not be visible externally. Windows to be recessed to a similar depth as existing (between 80mm and 100mm). Glazing to comprise a 28mm double glazed unit.

History of negotiations / amendments received

Amended plans were requested to include a 1:5 section drawing, details of the friction hinges, and confirmation of the glazing specification. The submitted plans confirmed that the units are 28mm double-glazed. The agent also confirmed by email that the windows cannot be manufactured with butt hinges, that the existing timber windows do not use butt hinges, and that the units cannot be produced to a 24mm depth as suggested in the Conservation Officer's comments.

The amended plans, submitted on 12 May, were reviewed by the Council's Conservation Officer and deemed acceptable. The application has therefore progressed to determination on this basis.

Relevant History

2004/93286: Listed Building Consent for replacement windows, doors, guttering and repairs to lean to – Consent granted

2007/90878: Demolition and rebuilding of lean-to extension and internal alterations (Listed Building) – Conditional full permission

2007/90879: Listed Building Consent for demolition and rebuilding of lean-to extension and internal alterations – Consent granted

2021/91859: Listed Building Consent for replacement pointing – Consent granted

Access Considerations

None.

Climate Change Emergency

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.

This proposal includes new windows incorporating double glazed units improving the thermal performance of windows and therefore it is felt the proposal complies with the climate emergency requirements.

Consultation Responses

KC Conservation & Design – following submission of further information, officers have no objection subject to a condition the windows are recessed, side opening, with no visible trickle vents, and finished in a light grey colour.

Public Representations

The application was advertised by site notice and press notice. No representations have been received.

Date site notice expired: 3 April 2026

Press notice expiration date: 27 March 2026.

Policy

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'.

Kirklees Local Plan

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The following policies are considered relevant to this application:

LP 1 – Achieving Sustainable Development

LP 2 – Place Shaping

LP 24 – Design

LP 35 – Historic Environment

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.

Chapter 2 – Achieving sustainable development

Chapter 12 – Achieving well-designed places

Chapter 16 – Conserving and enhancing the historic environment

Assessment

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 submitted plans confirm that all replacement windows would match the size and proportions of the existing units, with no enlargement of the existing openings. The proposal seeks to replace the existing softwood single-glazed timber windows with new alitherm heritage aluminium casement windows. The replacement units would sit between the existing stone mullions, with no projecting cill and no visible trickle vents, thereby retaining the established external appearance of the openings.

The windows would be finished in RAL 7035 Light Grey and fitted internally with monkey-tail locking ironmongery. The applicant has confirmed that the windows would operate on friction hinges, which would not be visible externally. The windows would be recessed to a depth broadly consistent with the existing arrangement, between 80mm and 100mm. The glazing would comprise a 28mm double-glazed unit, as confirmed on the amended plans.

The additional information has been reviewed by the Council's Conservation and Design Officer. Officers initially sought the use of butt hinges to better reflect traditional detailing; however, the applicant's agent confirmed and supported by manufacturer information, that butt hinges cannot be used with the proposed system and noted that the existing timber windows do not currently utilise butt hinges. Officers also requested consideration of a thinner frame or section, but the agent confirmed that the manufacturer is unable to produce the units to a reduced profile, including the 24mm glazing depth referenced in earlier conservation comments.

While these limitations are not ideal from a heritage perspective, officers consider that the key elements of visual mitigation, namely the recessed positioning, side-opening configuration, absence of visible trickle vents, and use of a light grey finish, would ensure that the windows sit comfortably within the existing stone mullions and preserve the established rhythm and character of the façade.

On this basis, officers conclude that any less than substantial harm arising from the change from timber to aluminium frames would be limited and can be further mitigated through the imposition of appropriate conditions.

Conclusion

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.”

Paragraph 214 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.”

While the works would result in a degree of less than substantial harm, this has been balanced against the public benefits, particularly the improved energy efficiency and the continued viable use of the building, which are considered sufficient to outweigh that limited harm.

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 proposed works are minimal and justified, leading to alterations that maintain the character and appearance of the listed building.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered there will be no harm from the reinstatement of the original window design and is therefore recommended for approval.

Recommendation **Grant Consent**
Decision Authorisation - Delegated Powers
Application Number: - 2026/90428
Officer Recommendation: Grant Consent

Conditions:

1. The development shall be begun not later than the expiration of three years beginning with the date on which consent is granted.

Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. 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 ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 & LP35 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

3. All new windows shall be side hung casements recessed by 75-150mm and not fitted flush with the external wall. Visible trickle vents shall not be permitted. The windows shall be of a light grey colour finish.

Reason: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	SW-RAP-DR-LP-XX-003	-	16/02/2026
Block Plan	SW-RAP-DR-BP-XX-004	-	16/02/2026
Existing Elevations	SW-RAP-DR-E-EX-001	-	16/02/2026
Proposed Elevations	SW-RAP-DR-E-PR-002A	-	12/05/2026
Heritage, Design and Access Statement	-	-	16/02/2026
Aluminium Heritage Data Sheet	-	-	21/05/2026
Aluminium Heritage Brochure	-	-	21/05/2026
Application form	-	-	16/02/2026

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 Planning 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. Amended plans were requested to address matters raised by the Conservation Team and the application progressed on the basis of amended plans / information that was received.