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:	**2026/65/90534/W**
Site Address:	Netherwood Farm, Netherwood Lane, Marsden, Huddersfield, HD7 6AT
Description:	Listed Building Consent for raising of roof height and alterations to convert existing agricultural barn to create dwelling forming annex accommodation associated with Netherwood Farm, Netherwood Lane, Marsden, Huddersfield, HD7 6AT
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: 07-Aug-2026

Officer Report

2026/90534: Netherwood Farm, Netherwood Lane, Marsden, Huddersfield, HD7 6AT

Site Description

The site relates to Netherwood Farm, a stone two storey farmhouse with attached barn on the northern end of the farmhouse. It is a remote site accessed by a track off Marsden Lane. There is an existing area of hard standing in the south west corner of the site to the rear of the building which is used for parking of vehicles. To the front, in the north east part of the site is an existing stone boundary wall.

The property is Grade II Listed and the list entry is as follows:

1785 (datestone). Farmhouse and barn in one range. Coursed rubble, pitched stone slate roof. Gable stack. 2 storeys. East elevation has: Ground floor; One 6-light stone mullioned window (recessed) with King mullion; One 3-light stone mullioned window (recessed). First floor; Two 3-light stone mullioned windows (recessed); One 4-light stone mullioned window (recessed). South West gable has: Datestone over door- way which reads: B H M H 1 7 8 5 Barn: East elevation has: Large central doorway with large lintel, stone surround and tiestones. Small doorway with large lintel and quoinstones. Large rough plinthstones.

Description Proposal

The application is for Listed Building Consent for raising of roof height and alterations to convert existing agricultural barn to create dwelling forming annex accommodation associated with Netherwood Farm, Netherwood Lane, Marsden, Huddersfield, HD7 6AT.

The development would increase the height of the north-facing element of the building by 0.6m, reaching a total height of 7.1m.

The proposed alterations include the following:

<u>Front elevation</u>

- Two new first floor windows, two existing openings reconfigured to form one opening.
- Three new roof lights
- To the ground floor, three door and three window openings reinstated, along with an additional window

<u>Rear elevation</u>

- To the first floor, two openings would be reconfigured and reinstated along with two new openings.
- Three new roof lights

- To the ground floor the existing door opening would be reinstated. Four windows are proposed.

Side elevation (south facing)

- Two ground floor windows are proposed. No alterations are proposed to the north facing side elevation.

History of negotiations / amendments received

Following discussions with the Council's Conservation and Design Officer, the scheme was amended to reduce the size of the proposed openings and omit the rear extension.

Relevant Planning History

2014/92232: Listed Building Consent for installation of external stainless steel flue – Consent granted

2017/92378: Erection of extensions and alterations to existing barns to create dwelling forming annex accommodation associated with Netherwood Farm, Netherwood Lane, Marsden, Huddersfield, HD7 6AT (Listed Building) – Conditional full permission

2017/92479: Listed Building Consent for erection of extension and alterations to existing barns to create dwelling forming annex accommodation associated with Netherwood Farm, Netherwood Lane, Marsden, Huddersfield, HD7 6AT – Consent granted

2025/92716: Listed Building Consent for replacement windows and external door with associated alterations – Consent granted

Consultation Response

K.C. Conservation and Design: informal discussions have taken place and amended plans have been submitted in response to officer comments.

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

Representations

This application was advertised with the associated planning application (ref: 2026/90533) including a site notice referencing the works. This application has been advertised by newspaper advertisement, and on the Council's website in accordance with the Council's adopted Development Management Charter which incorporates the requirements of article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Final publicity date expired: 29 May 2026.

No representations were received as a result of the publicity. The amended plans were not re-publicised as these did not fundamentally change the development applied for; the description of development was altered as the extension has been removed.

Policies

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 20th 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 and beautiful places
Chapter 16 – Conserving and enhancing the historic environment

Assessment

The proposal is for raising of roof height and alterations to convert existing agricultural barn to create dwelling forming annex accommodation associated with Netherwood Farm, Netherwood Lane, Marsden, Huddersfield, HD7 6AT and erection of single storey extension to the grade II listed building:

<u>Front elevation</u>

- Two new first floor windows, two existing openings reconfigured to form one opening.
- Three new roof lights

- To the ground floor, three door and three window openings reinstated, along with an additional window

Rear elevation

- To the first floor, two openings would be reconfigured and reinstated along with two new openings.
- Three new roof lights
- To the ground floor the existing door opening would be reinstated. Four windows are proposed.

Side elevation (south facing)

- Two ground floor windows are proposed. No alterations are proposed to the north facing side elevation.

Conclusion

Paragraph 205 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 207 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."

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires, that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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 72 (1) requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Netherwood Farm occupies a relatively remote location; however, its principal front elevation is a prominent feature within the surrounding landscape owing to its elevated hillside position. It is also surrounded by a network of PROWs.

The Council's Conservation Officer initially raised concerns regarding the proposals as originally submitted, advising that, when considered

cumulatively, the proposed rear extension together with the extent of the proposed window alterations would result in harm to the architectural significance of the Grade II listed farmstead. In particular officers considered the combination of the extension and the number and scale of alterations to the existing fenestration was considered to erode the building's traditional agricultural character.

Following these comments, the application was amended to address the identified concerns. The revised scheme omits the proposed glazed rear extension and reduces the width of the proposed openings to the front elevation, thereby limiting the extent of alterations to the historic fabric. As amended, the proposals are considered to preserve the architectural significance of the listed building and satisfactorily address the Conservation Officer's initial concerns. The proposed increase in ridge height is considered proportionate to the scale of the host dwelling, and it is noted a similar alteration was granted planning permission at the site in 2017. Subject to a condition requiring the use of materials to match the existing dwelling, this element of the proposal is considered acceptable.

The revised scheme has also sought to minimise the number of new openings, which are limited in scale and designed to avoid the excessive domestication of this traditional farmhouse and barn building. The proposals are therefore considered to accord with the principles set out in *English Heritage's A Guide to Good Practice for the Conversion of Traditional Farm Buildings*, which advises that alterations should be kept to the minimum necessary to secure a viable new use while respecting the building's agricultural character.

The proposal will secure a viable long-term use for the listed building, ensuring its continued maintenance and conservation, whilst also providing one additional dwelling. Conditions will require all new windows and rooflights to be constructed in painted timber and detailed in a traditional conservation style to safeguard the character and appearance of the listed building.

Overall, it is considered that the proposal would result in less than substantial harm to the significance of the Grade II listed building. In accordance with paragraph 215 of the National Planning Policy Framework this harm has been weighed against the public benefits of the proposal. Those benefits include securing the long-term viable use and ongoing maintenance of the heritage asset, together with the delivery of an additional dwelling. It is considered that these public benefits clearly outweigh the identified less than substantial harm.

Accordingly, the proposal is considered to comply with Policy LP35 of the Kirklees Local Plan, Policy LP24 in respect of design quality, Chapter 12 of the NPPF, and the statutory duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), which requires special regard to be given to the desirability of preserving the listed building, its setting and those features which contribute to its special architectural and historic interest.

Recommendation Grant Consent

Decision Authorisation - Delegated Powers
Application Number: 2026/90534
Officer Recommendation: Grant Consent

Conditions:

1. The development shall be begun within three years of the date in which this 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: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

3. New windows shall be timber framed with a painted finish and set back in the reveal by 100-125mm and not fitted flush with the external wall. Obscured glazing shall have a plain etched finish and not be in patterned glass. The frames and glazing so approved by this condition shall be retained thereafter.
   Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

4. The rooflights hereby approved shall be Conservation style or similar and fitted flush to the roof plane. Glazing shall have a thickness of no more than 16mm at 4:8:4 ratio. The rooflights approved by this condition shall be retained thereafter.
   Reason: In the interest of preserving the heritage value of the Conservation area, in accordance with the requirements of Policy LP35 of the Kirklees Local Plan Chapters 2, 12 and 16 of the National Planning Policy Framework and pursuant to the requirements of S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. The external walls and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building and be retained thereafter.
   Reason: In the interest of preserving the heritage value of the Conservation area, in accordance with the requirements of Policy LP35 of the Kirklees Local Plan Chapters 2, 12 and 16 of the National

Planning Policy Framework and pursuant to the requirements of S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Note: This consent should be read in conjunction the allied planning permission and conditions granted under application no. 2026/90533.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	02/03/2026
Existing Plans – Elevations	1730 01	A	24/02/2026
Existing Plans – Floor Plans	1730 01	A	24/02/2026
Proposed Site Plan	1730	-	24/02/2026
Proposed Detailed Elevations and Section A-A	1730 04	D	03/08/2026
Proposed Detailed Plans	1730 03	D	03/08/2026
Design and Access Statement dated February 2026	-	-	24/02/2026
Heritage Statement dated February 2026	-	-	24/02/2026
Climate Change Statement	-	-	02/03/2026
Bat Survey Report dated 15 April 2026	-	-	16/04/2026
Application Form	-	-	02/03/2026

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. Amended plans were submitted during the course of the application.