

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:	2026/65/90665/W
Site Address:	65B, Westgate, Almondbury, Huddersfield, HD5 8XF
Description:	Listed Building Consent for alterations to convert garage to living accommodation to include new rooflight and window and amended window size (within a Conservation Area)
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: 05-Jun-2026

2026/90665

65B, Westgate, Almondbury, Huddersfield, HD5 8XF

Officer Report

Site Description

The application site related to 65b Westgate a terraced property located in the area of Almondbury, Huddersfield. The property is a Grade II Listed Building which was formally No.65 but has since been split into two sperate properties comprising of a garage and utility at the ground floor and an open plan living area, bathroom and an open bedroom at mezzanine level.

It is natural stone built to the front elevation with stone slate roof tiles and a stone chimney and is rendered on the rear elevation. It is situated off an unadopted access road which leads to the main 'Westgate' and the town centre of Almondbury.

It is within Almondbury Conservation Area and adjoins the Grade II Listed Building of 65A Westgate and is within the setting of other Listed Buildings to its north/northwest.

Description Proposal

The applicant is seeking Listed Building Consent for alterations to convert garage to living accommodation to include new rooflight and window and amended window size (within a Conservation Area).

To the front elevation, both existing garage doors would be removed and replaced with a single window positioned within the former openings. The surrounding walling would be rebuilt in natural stone to match the existing building.

To the side (west-facing) elevation, one tall window is proposed.

To the rear elevation, two new ground-floor windows are introduced along with a rooflight to provide additional natural light.

All window and door frames would be set back a minimum of 100 mm from the outer face of the stonework. All double-glazed units would incorporate black spacer bars, and the proposed windows would feature traditional butt hinges, stays and fasteners in either black or brass. The glazing units are 16 mm double-glazed.

Internally, one new door is proposed to create a link between the bedroom and the utility room.

All new windows and doors would be constructed in timber.

History of Negotiations / Amendments Received

The case officer sought amendments to reduce the size of the ground floor windows to align with existing first floor openings. Amended plans were submitted and the application has been progressed to determination on the basis of these.

Relevant History

2003/90095: Listed Building Consent for installation of satellite dish (within a Conservation Area) – Consent granted

2024/93047: Conversion of garage to living space with new windows (Listed Building within a Conservation Area) – Conditional full permission

2024/93048: Listed Building Consent for conversion of garage to living space with new windows (Within a Conservation Area) – Consent granted

2025/91834: Nonmaterial amendment to previous permission 2024/93047 for conversion of garage to living space with new windows (Listed Building within a Conservation Area) – Approved

2025/91901: Listed Building Consent for conversion of garage to living space with new windows (Within a Conservation Area) – 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 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.

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 – Verbally confirmed that, following submission of amended plans, they have no objection to the proposed scheme.

Public Representations

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

Final publicity expiry date: 1 May 2026.

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

The proposal comprises a series of modest external and internal alterations designed to improve the day-to-day functionality of the dwelling while respecting and preserving the architectural and historic interest of the listed building. To the front elevation, the existing garage doors would be removed and replaced with a single window positioned within the former openings. The surrounding walling would be rebuilt in natural stone to match the existing building, ensuring that the principal elevation retains a coherent and sympathetic appearance that sits comfortably within the established character of the property.

On the side (west-facing) elevation, a tall window is proposed. This addition is modest in scale and has been positioned to increase natural light to internal rooms and to serve as an access point to the gable end of the property. Its placement and proportions ensure that it does not disrupt the architectural rhythm of the elevation.

To the rear elevation, two new ground-floor windows and a rooflight are proposed. These elements are located on a less sensitive elevation and are intended to enhance internal amenity without altering the building's overall character. The submitted plans confirm that the rooflight would be of conservation style, which represents a more sensitive design approach. This ensures the rooflight sits discreetly within the roofscape and is therefore considered acceptable in heritage and visual terms.

All window and door frames would be set back a minimum of 100 mm from the outer face of the stonework, reflecting traditional construction methods and ensuring appropriate depth and shadowing. The double-glazed units would incorporate black spacer bars, and the proposed windows would feature traditional butt hinges, stays and fasteners in either black or brass. The glazing units are 16 mm double glazed.

All new windows and doors would be constructed in timber, which is consistent with the historic fabric of the building and ensures a sympathetic and in keeping finish.

Internally, a single new door is proposed to create a link between the bedroom and the utility room. This is a minor, functional intervention that does not affect any significant historic fabric and remains fully reversible.

A heritage statement has been submitted in support of the application. It outlines that the proposed alterations would use materials to match the existing dwelling and would not adversely affect the heritage value of the property. The statement concludes that the works are sensitive in approach and would preserve the character of the listed building.

KC Conservation and Design were consulted on the proposal and initially raised concerns regarding the width of the proposed ground-floor windows, and officers advised that these openings should be reduced to better reflect the proportions of existing windows. Amended plans have since been submitted incorporating these changes, and the revised design now aligns more closely with the established character of the building. Given these amendments and considering the small-scale nature of the works, it is considered that the proposal would not result in harm to the significance of the listed building, subject to appropriate conditions.

Overall, the design is regarded as having a neutral impact on the significance of the heritage asset. The works are minimal, functional, and sympathetic, and they support the continued viable use of the building as a dwelling. Any limited degree of change is outweighed by the public benefit of ensuring the building remains in active, sustainable use, thereby securing its long-term use.

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.”*

The proposed works amount to a series of small-scale alterations that improve the building’s functionality while preserving its architectural and historic character. Following amendments made in response to the conservation officer’s comments, the scheme is now sympathetic in design, uses appropriate traditional materials, and would not result in harm to the significance of the listed building. In line with Paragraph 212 and Paragraph 214 of the NPPF, any limited change is outweighed by the public benefit of

supporting the building's continued viable use, and the proposal is therefore considered acceptable.

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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

This proposal is considered to preserve the character and significance of the conservation area.

This application has been assessed against relevant policies in the development plan and other material considerations. Overall, the design is regarded as having a neutral impact upon the significance of the heritage asset. The works are minimal, functional, and sympathetic, and they support the continued viable use of the building as a dwelling. Any limited degree of change is outweighed by the public benefit of ensuring the building remains in active, sustainable use, thereby securing its long-term use.

Recommendation: Grant Consent

Decision Authorisation: Delegated Powers

Application Number: 2026/90665

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 policies within Chapters 12 and 16 of the National Planning Policy Framework.

3. The external materials used for the development hereby approved including those used in the construction of the windows, window surrounds and infill works of the garage shall in all respects match those used in the construction of the existing building and be thereafter retained.

Reason: In the interests of visual amenity and the preservation of a listed building to accord with Policies LP2, LP24 and LP35 of the Kirklees Local Plan and policies within Chapters 12 and 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing layouts and elevations	24 J 33. 01 E	-	29/05/2026
Window and door details.	24 J 33. 02 B	-	04/06/2026
Climate Change Statement	-	-	16/03/2026
Heritage Statement	-	-	16/03/2026
Application form	-	-	16/03/2026

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 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. The case officer sought amendments to reduce the size of the ground floor windows to align with existing first floor openings. Amended plans were submitted and the application has been progressed to determination on the basis of these.

