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:	2026/44/90763/E
Site Address:	Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ
Description:	Discharge of details reserved by condition 20 (external works) on previous permission 2021/93007 for Listed Building Consent for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (within a Conservation Area)
Recommending Officer:	Katie Chew

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 07-Jul-2026

Application: 2026/90763

Application Site: Yew Tree Farm, 63, The Village, Farnley Tyas, Huddersfield, HD4 6UQ.

Proposal: Discharge of details reserved by condition 20 (external works) on previous permission 2021/93007 for Listed Building Consent for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (within a Conservation Area).

Consultee response

Kirkburton Parish Council: No comment.

K.C. Conservation and Design: addressed below.

Assessment

Condition 20 (External Works)

> *20. No works to install external extractor vents, heater flues, meter boxes, burglar alarms, and external lights on the hereby approved dwellings (plots 1-8) shall take place until full details have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.* ***Reason:*** *In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

In support of Condition 20, the following documents have been submitted:

- Plots 1-4 External M&E Layout, Drawing No. (20)004 Rev A, received 17/03/2026.
- Plot 5 External M&E Layout, Drawing No. (20)004 Rev A, received 17/03/2026.
- Plots 6-8 External M&E Layout, Drawing No. (20)004, received 17/03/2026.
- Photographs/imagery of proposed external details, received 18/06/2026.

This document has been reviewed by KC Conservation & Design, who provided comments on 19/03/2026 requesting brochures for the below, with an idea on dimensions/colour finish etc.

- Soil vent pipe
- Vent (fan)
- Cut slate vent
- Boiler flue (wall)
- Alarm

- Up and down alarm
- Boiler flue (roof)

Following receipt of the above comments, the applicant's agent sought to submit photographs/imagery of the proposed external details. Of which, KC Conservation & Design noted in their comments received 07/07/2026:

> *I confirm that these details are acceptable. The plans and photographs are useful to explain the details of interventions proposed.*

Officers support the above assessment and recommend that Condition 20 be approved. Notwithstanding the above, Condition 20 has an ongoing require and therefore cannot be fully discharged at this time. A note setting out the ongoing requirement is recommended to be included on the decision notice.

Recommendation: Approve.

Report Dated: 07/07/2026

Decision Notice Text

Condition 20 (External Works)

Pursuant to Condition 20, you have submitted:

- Plots 1-4 External M&E Layout, Drawing No. (20)004 Rev A, received 17/03/2026.
- Plot 5 External M&E Layout, Drawing No. (20)004 Rev A, received 17/03/2026.
- Plots 6-8 External M&E Layout, Drawing No. (20)004, received 17/03/2026.
- Photographs/imagery of proposed external details, received 18/06/2026.

The submitted details are acceptable for the initial requirements of Condition 20 and are hereby approved.

However, please be aware that Condition 20 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

> *The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.*