

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2026/62/90785/W
Site Address:	21G, Station Street, Meltham, Holmfirth, HD9 5NX
Description:	Replacement of existing shopfront and enlargement of opening with associated external alterations (within a Conservation Area)
Recommending Officer:	Joanna Rednall

DECISION – CONDITIONAL FULL PERMISSION

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: 3rd June 2026

The Site

21G Station Street is a two-storey end-terrace property situated in Meltham, Holmfirth. It is constructed in traditional stone with a shallow pitched slate roof and features white UPVC window and door openings. The frontage includes a small external amenity area, with a timber entrance door and ground-floor windows forming the shopfront.

The surrounding context is mixed in character, comprising both residential and commercial uses. To the west, the site adjoins traditional terraced housing, while to the south it is bordered by a combination of commercial and residential properties. Morrisons supermarket lies immediately to the east.

The property sits within the Meltham Conservation Area, and there are no Listed Buildings in the immediate vicinity.

The Proposal

The applicant is seeking planning permission for replacement of existing shopfront and enlargement of opening with associated external alterations (within a Conservation Area).

A new shopfront is proposed on the front (east-facing) elevation, measuring approximately 2.4 m in height and 3.5 m in width. The design incorporates a stone head above the opening to match existing architectural detailing on the building. The shopfront frames would be finished in grey aluminium.

On the side (north-facing) elevation, a new grey aluminium external door with an adjoining side light is proposed. The combined opening would measure around 2.2 m in height and 1.4 m in width, including the slim window positioned alongside the door.

The applicant has confirmed, via email dated 19 May, that the shopfront will be recessed 100 mm from the front elevation.

History of Negotiations

The applicant has confirmed via email dated 19 May the shopfront will be recessed from the front elevation by 100mm, following the consultation response from the Council's Conservation and Design team.

Planning History

Relevant planning history for this site is summarised as follows:-

89/02042: New roof and new shopfront
Granted

89/03999: Erection of illuminated shop sign (within Conservation Area)
Consent granted

89/04000: Change of Use of shop units 6 & 7 to private
Refused

90/01014: Proposed store over existing kitchen
Conditional full permission

90/03059: Removal of condition 2 relating to restriction of use of premises as hot food take-away on previous approval
89/62/00549/C2 for change of use from factory workshop to 7 shop units, coffee bar and bistro (within Conservation Area)
Refused

90/04473: Security shutters
Conditional full permission

93/04627: Change of use to 2 no flats
Conditional full permission

94/90162: Variation of condition 3.2 relating to hours of operation of bistro on previous permission 89/62/00549 for change of use from factory and workshop to seven shop units, coffee bar and bistro (within a conservation area)
Refused

2014/90494: Alterations to convert part of offices to 2 flats (within a Conservation Area)
Conditional full permission

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice and a press notice.

Final publicity date expired: 1 May 2026.

No representations were received as a result of the publicity.

Parish/ Town Council Comments

Meltham Town Council: support.

Consultations

KC Conservation and Design: no objections subject to the shopfront being recessed 100mm from the front elevation of the building.

Allocation & Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is within the Meltham Conservation Area as indicated within the Kirklees Local Plan. The site is also within an area with a known presence of bats.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design
- LP30 Biodiversity
- LP35 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 12th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16th December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Considered to be of relevance to the consideration of this application are policies within the following chapters:

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- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas.

Assessment

1 – Principle of development:

Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

In this case, the principle of development in this application is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact upon visual amenity (including impact upon the Conservation Area)

Policy LP24 (Design) of the Council’s adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

The application site is located within Meltham Conservation Area. Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. This is echoed within policy LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.

Paragraph 212 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset the Local Planning Authority should give great weight to the heritage asset's conservation irrespective of the level of harm.

LP35 of the Kirklees Local Plan requires that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.

At paragraphs 214 – 216 the NPPF is clear, that where development leads to substantial harm, this is necessary to achieve substantial public benefits that outweigh that harm or, in the case of less than substantial harm this should be weight against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In this context, preservation means not harming the interest of the building itself, or the wider conservation area within which it is set.

The proposed alterations comprise the enlargement of the existing shopfront and the installation of a new entrance door. While the increase in width would be perceptible within the street scene, it is not considered to appear incongruous, given the established variation in shopfront proportions, detailing, and design treatments along this frontage. The proposal would therefore assimilate acceptably into the mixed commercial character of the immediate area.

The site sits within a part of the Meltham Conservation Area that is defined by a diverse range of commercial and residential buildings, many of which display differing architectural styles, materials, and fenestration patterns. In this context, the introduction of a grey aluminium shopfront and associated door is not regarded as harmful to the wider visual amenity of the area. Although the works involve a material change from timber to aluminium, officers note that this section of the Conservation Area does not make a strong contribution to its overall significance, and the proposed materials would not undermine its character or appearance.

An informal consultation was undertaken with KC Conservation and Design, who raised no objection to the proposed alterations. Officers consider that any minor visual impact arising from the change in materials can be suitably mitigated through a condition requiring the shopfront to be recessed 100 mm

from the front elevation. The applicant's agent has confirmed agreement to this, and this recessing will help maintain a visual break within the frontage.

The submitted drawings also illustrate signage above the shopfront. For clarity, any signage would be subject to a separate Advertisement Consent application and does not form part of this assessment.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 and LP35 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers.

Although the shopfront would introduce a greater extent of glazing than the existing arrangement, it would continue to face directly onto Station Street and the Morrisons Petrol Station beyond. The frontage is visually separated from the petrol station by a drop in land levels and established vegetation. As such, the increased glazing would not give rise to any additional overlooking or loss of privacy for residential properties.

The proposed side door would face the blank gable elevation of No.23 Station Street and therefore would not introduce any new or materially different overlooking impacts compared with the existing situation. The relationship between the two buildings would remain unchanged in amenity terms.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan and advice within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application.

The nature and scale of the proposed works would not alter existing parking arrangements, nor would they introduce any changes to the current highway access serving the site. The development is limited to the replacement and enlargement of the shopfront and the installation of a side door, and these elements do not affect vehicle movements or the operation of the adjacent highway. The design of the shopfront is simple and modest in appearance, and it is not considered that the proposal would create any form of visual distraction for passing drivers.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local

Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

5 – Other matters:

Ecology

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest, and therefore considered unlikely that the proposals would have an impact on the bat population. An informative has been provided however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

A Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions. Unless exempt, every planning permission for minor sites granted pursuant to an application submitted after 02 April 2024 is deemed to have been granted subject to a pre-commencement condition requiring a Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to commencement of the development.

It is considered that, as the proposed works relate solely to the enlargement of an existing shopfront and the insertion of a new entrance door, the development falls within the 'de minimis' exemption category. On this basis, and having reviewed the submitted details, the proposal is regarded as exempt from any Biodiversity Net Gain uplift requirement. Whilst the site is in an area with a known presence of bats, the impact of the proposal is not considered to be significant in this regard given the nature of the development.

Climate Change

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.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

6 – Representations:

None received

7 – Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2026/90785

Officer Recommendation: Approve

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
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 accord with Policies LP01, LP02, LP21, LP22, LP24 and LP35 of the Kirklees Local Plan, and Policies within Chapters 2, 9, 12, 14 and 16 of the National Planning Policy Framework
3. Notwithstanding the plans submitted, the shopfront hereby approved to the front / east facing elevation shall be set back in the reveal by 100mm and not fitted flush with the external wall.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02, LP24 and LP35 of the Kirklees Local Plan and policies within Chapter 12 and 16 of the National Planning Policy Framework.

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	LP 01	-	20/03/2026
Planning & Building Regs Drawing	2025/010/03	-	20/03/2026
Climate Change Statement	-	-	20/03/2026
Heritage Statement	-	-	20/03/2026
Application form	-	-	20/03/2026

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. Discussion in relation to setting back of the shopfront was undertaken during the processing of this application.

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