

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:	2026/65/91172/W
Site Address:	2A, Upper Haughs, Old Lane, Golcar, Huddersfield, HD7 4NG
Description:	Listed Building Consent for erection of porch, rebuilding of rear extensions, installation of rooflight and raising of garden level at front of property including associated works
Recommending Officer:	Nicole Helliwell

DECISION – GRANT LISTED BUILDING CONSENT

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 27-Jul-2026

Officer Report

Reference No. 2026/65/91172/E

Site Address: 2A, Upper Haughs, Old Lane, Golcar, Huddersfield, HD7 4NG

Proposal: Listed Building Consent for erection of porch, rebuilding of rear extensions, installation of rooflight and raising of garden level at front of property including associated works

Site Description

The application relates to 2A Upper Haughs, a two-storey mid-terrace property situated in Golcar, Huddersfield. The dwelling was constructed in the 18th Century and is Grade II listed. The property is faced in hammer dressed stone and incorporates a dual-pitched roof finished in stone slate. The site is allocated as greenbelt on the Kirklees Local Plan. The site is not within a conservation area, however, Public Right of Way COL/47/10 is located north of the dwelling.

List Description

Barn, Farmhouse (formerly 2 dwellings) and cottage in one range. Late C18. Hammer dressed stone. Quoins (part rendered to rear). Pitched tiled roof (barn pitched stone slate roof with coped gable). 2 storeys (ground floor back to earth). Farmhouse. South east elevation: Ground floor: two entrances with stone surround (one part blocked to form 2-light window); one 3-light stone mullioned window (later alterations); one 4-light stone mullioned window (later - 2 mullions removed); one single light. First floor: one 6-light stone mullioned window (pronounced sill); one 9-light stone mullioned window (3 lights blocked giving two 3-light windows). Cottage (breaks back slightly from main terrace): Ground floor: entrance with stone surrounds; one 3-light stone mullioned window. First floor: one 5-light stone mullioned window (1 light blocked). Barn: large doorway with semi-circular arched head (part blocked); small doorway with stone surrounds; one 2-light window; single window.

Description of Proposal

The proposal is for the erection of a porch, rebuild of the rear extensions, installation of a rooflight and raising of the garden level at front of property including associated works. The proposed works are summarised in detail below:

- Porch (projection approx. 2.25m, overall height approx. 2.8m and eaves height approx. 2.5m)
- Single storey rear extension (projection approx. 2.27m, overall height approx. 2.6m, eaves height approx. 2.6m).
- Installation of roof light to south-eastern roof plane.
- The garden level to the front of the property would be raised by 350mm to form an upper terrace area.

- Erection of natural stone plinth wall with slatted timber fence above along part of the north-western boundary of the site.

History of negotiations / amendments received

No amendments were sought or received during the course of the application.

Relevant Planning History

- **2026/91171:** Erection of porch, rebuilding of rear extensions, installation of rooflight and raising of garden level at front of property including associated works (Listed Building). [Planning application details | Kirklees Council](#) – Pending Consideration
- **2005/94148:** Listed building consent for erection of extension and formation of doorway. [Planning application details | Kirklees Council](#) – Consent Refused
- **2005/94147:** Erection of extension (listed building). [Planning application details | Kirklees Council](#) – Refused
- **2005/92944:** Erection of Extensions. [Planning application details | Kirklees Council](#) – Refused
- **89/05095:** Erection of implement store, dutch barn and cowshed. [Planning application details | Kirklees Council](#) – Refused
- **88/05061:** Listed Building Consent for alterations to doors and windows. [Planning application details | Kirklees Council](#) – 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. The proposals will have no climate change implications.

Consultation Responses

[KC Conservation & Design](#) – No objection

Representations

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

Date site notice expired: 16/06/2026

Date Press Advertisement expired: 26/06/2026

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'.

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. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** - Achieving Sustainable Development
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 16** - Conserving and Enhancing the Historic Environment

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.

Assessment

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 215 of the NPPF 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 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 submitted plans demonstrate that the garden level to the front of the property would be raised by 350mm to form an upper terrace area and a natural stone plinth wall with slatted timber fence would be erected above along part of the north-western boundary of the site as part of the application. Furthermore, one Velux window would be installed within the south-eastern roof plane of the original build.

The porch proposed would extend approximately 2.25m from the front elevation of the original dwellinghouse and would have an overall height of approx. 2.8m. The enlargement would be faced in regularly coursed natural York stone and would incorporate a mono-pitched roof finished in natural York stone tiles to match the appearance of the host property. Furthermore, the proposed single storey extension would be partially subterranean and would project approximately 2.27m from the rear elevation of the original dwellinghouse. The submitted plans confirm that the extension would be constructed from horizontal timber cladding (untreated larch weathering to silver finish). Whilst this material palette would not match the appearance of the host property, it would be of a similar appearance to the existing enlargement to which it is replacing and would be acceptable in this regard. The enlargements would also sit neatly within the landscape and would not damage the significance or compromise the character of the original dwelling.

KC Conservation and Design were informally consulted on the proposal and confirmed that they have no objection to the alterations proposed. On this basis, the proposed alterations would be visually acceptable and would not cause any detrimental harm to the significance of the Listed Building and would comply with Policy LP35 of the Kirklees Local Plan, Chapter 16 of the NPPF and the requirements of Section 66 the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

Therefore, it is considered that the proposed development would not cause any detrimental harm to the significance of the Listed Building and would comply with Policy LP35 of the Kirklees Local Plan, Chapter 16 of the NPPF and The requirements of Section 66 the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

Conclusion

The National Planning Policy Framework has introduced a presumption in favour of sustainable development. The policies set out in the National Planning

Policy Framework 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. Given that the proposal would have a low level impact upon the significance and character of the listed building, it is therefore recommended for approval.

Recommendation: GRANT CONSENT

Decision Authorisation - Delegated Powers

Application Number: 2026/91172

Officer Recommendation: Approve

Conditions and Reasons

1. 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 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.

2. The external walls of the single storey rear extension hereby approved shall be faced in horizontal timber cladding (untreated larch weathering to a silver finish) and be retained thereafter.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Key Design Principles 1 & 2 of the House Extensions and Alterations SPD and the aims of the National Planning Policy Framework.

Plans and specifications schedule:

Plan Type	Reference	Revision	Date Received
As Existing: Plans, Section & Elevations	38/2511/01	A	13/05/2026
As Proposed: Plans, Section & Elevations	38/2511/02	-	13/05/2026
Design and Access Statement	38/2511		13/05/2026
Heritage Statement	38/2511	-	13/05/2026
Climate Change Statement	-	-	13/05/2026

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. In this case, the design of the original scheme has been found acceptable. No further amendments or details were sought thereafter.

Report Dated: 24/07/2026