

**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:	2026/65/91238/E
Site Address:	Kirkby Grange Farm, Kirkby Lane, Flockton, Huddersfield, WF4 4AQ
Description:	Listed Building Consent for replacement windows, replacing/repairing stonework within window arrangements, including stone management, re-pointing and associated alterations
Recommending Officer:	Elenya Jackson

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: 06-Jul-2026

Officer Report.

Reference: 2026/91238

Location: Kirkby Grange Farm, Kirkby Lane, Flockton, Huddersfield, WF4 4AQ

Proposal: Listed Building Consent for replacement windows, replacing/repairing stonework within window arrangements, including stone management, re-pointing and associated alterations

Site Description.

The site is Kirkby Grange Farm, Kirkby Lane, Flockton, Huddersfield, WF4 4AQ

which is Grade II Listed and is part of the original 'Kirby Hall' with the following listing description on Historic England:

Large house, how divided. Circa 1606 for Sir Richard Assheton of Middleton, Lancashire, for his second son Ralph. C18 and recent alterations. Hammer dressed stone. Quoins. Stone slate roof (turned, and lowered in parts). Altered stacks, originally ashlar. Two storeys and attic. U-shaped plan with 2 facades at 90° and two projecting wings at rear. The two facades are similar in character each with a gable to right and of 3 bays with entrance between 1st and 2nd bays. The main entrance on south side has elaborate lintel with scrolls and shields and in raised letters, LAUS DEO. Bays of double chamfered windows, mullioned and transomed, arranged: 10, 6 and 10- light on south side, and 10, 6 and 14-light on east side. Each gable apex has a 3-light window. Continuous drip mould over ground and first floors. Wing on north side mainly altered and roof lowered.

Arched fireplace, 10 ft. 6 in. wide, in north-east parlour. Each arch-stone bears number and mason's mark. Other rooms have plastered beams and cornices).

Description of Proposal.

Listed Building Consent is sought for the following alterations:

The scope of works to the building are as follows:

- Replacement of timber windows
- Stone management and re-pointing via the removal of any cement mortar in window arrangements
- Repointing of existing building

History of Negotiations.

N/A

Relevant Planning History.

At the application property:

2001/93281: Listed building consent for replacement of 2 external doors.
Consent granted

2014/91084: Listed Building Consent for replacement windows on north elevation. Consent refused.

2019/91381: Listed Building Consent for internal and external alterations.
Consent granted

Representations.

We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via a site notice and within the newspaper, collectively expiring on 23rd June 2026.

In response to publicity, no comments received.

Consultation Responses.

KC Conservation & Design (informal) – The Conservation & Design Team requested details of the proposed windows

Policy.

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'.

The application site is in a low risk coal area.

Kirklees Local Plan:

- LP1 – Achieving Sustainable Development
- LP24 – Design
- 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 December 2024, and 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 and Beautiful Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Legislation:

- The Town & Country Planning Act 1990 (as amended)
- The Town & Country Planning (Listed Building & Conservation Areas) Act 1990
- The Planning and Compulsory Purchase Act 2004

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.

1) Impact on Visual Amenity and Historic Environment

Paragraph 135(c) of the NPPF sets out that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness.

Paragraph 210 of the NPPF is also of relevance and states that *“in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; a) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and b) the desirability of new development making a positive contribution to local character and distinctiveness”*.

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 Design & Access Statement and supporting plans sets out the scope of the works to the building.

The external alterations to the building consist of:

- Replacement of timber windows
- Stone management and re-pointing via the removal of any cement mortar in window arrangements
- Repointing of existing building

As part of the assessment and determination of this planning application, an informal consultation was undertaken with KC Conservation & Design.

Officers consider that as the proposal would have some alterations to the external appearance of the Listed Building and would impact the internal fabric of the listed building, as a result, the proposals would impact the architectural merit of the building. However, Officers consider that the harm caused to the significance of the listed building would be less than substantial. As a result, an assessment of the public benefits to outweigh the harm would need to be undertaken.

The property is currently being utilised as a residential dwelling and it is considered that the scope of the works would allow for the building to retain its existing use and prevent it falling into disrepair. This would be considered a continuation of the building’s optimal viable use.

It is considered that as the proposals would involve limited external alterations but those requested would improve the external perception of the building and repair damaged original materials on the building the public benefits would outweigh the less than substantial harm to the architectural merits of the building.

As the proposal would be making alterations to the fabric of the building which has been identified as original to the property it is considered that conditions

are necessary to preserve the details where applicable and limit the harm to the building. Officers would require the following details to be conditioned:

- window details to be submitted to ensure those proposed are appropriate to the character of the building
- all repointing to be in lime
- all new windows to be recessed to match existing or 100-150mm
- no use of expandable foam

Therefore, for the reasons set out above and subject to conditions, the proposal is considered to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the NPPF.

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: Grant Consent
Decision Authorisation – Delegated Powers
Application Number: 2026/91238
Officer Recommendation: Approve

Conditions and Reasons:

1. The development hereby permitted shall be begun within three years of the date of this permission.

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP24, and LP35 of the Kirklees Local Plan and policies within Chapters 2, 12, and 16 of the National Planning Policy Framework.

3. Prior to the insertion of any windows, details shall be submitted to and approved in writing by the Local Planning Authority. These shall include product specifications, 1:5 sections and 1:20 elevations showing their

appearance including materials (timber), finish, colour, design details of the external reveals, heads, cills and jambs. The openers shall be flush fitting (not storm-proof), with side opening butt hinges (not friction stays) and there shall be no visible trickle vents. The approved scheme shall thereafter be implemented.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, as well as policies within Chapters 12 and 16 of the National Planning Policy Framework.

4. All new window frames shall be set back in the reveal by 100-150mm (or matching those in the existing building) and not fitted flush with the external wall. Any obscured glass shall be plain frosted and not patterned.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, as well as policies within Chapters 12 and 16 of the National Planning Policy Framework.

5. The heads, cills, jambs and mullions repairs and replacements, shall be the minimum required for structural reasons, for all openings and shall be of natural stone and shall replicate the heads, cills, jambs and mullions of the existing windows in terms of stone type, material, colour, size, tooling, finish and section.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, as well as policies within Chapters 12 and 16 of the National Planning Policy Framework.

6. Notwithstanding the submitted details any repairs or repointing to the historic fabric of the building shall be undertaken using lime mortar only. There shall be no strap or ribbon pointing to the building.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, as well as policies within Chapters 12 and 16 of the National Planning Policy Framework.

7. Notwithstanding the submitted details there shall be no use of filler or expandable foams or silicone sealants in any part of the works which would intersect or touch the historic fabric.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, as well as policies within Chapters 12 and 16 of the National Planning Policy Framework.

NOTE: Any paints used shall be permeable, and none plasticised to ensure the movement of moisture.

NOTE: In order to avoid damage to the Listed Building, care should be taken in the choice of materials to avoid thermal bridging or other issues that may affect the breathability of the Building.

NOTE: The site is located within the Kirklees Bat Alert Layer and there is an increased potential for roosting bats. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site, development shall cease and the applicant is advised to contact Natural England for advice.

Plans and Specifications Schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	(02) 001		7.05.2026
Block Plan	(02) 002		7.05.2026
Conservation and heritage assessment	657/01(02)		7.05.2026
Works and specification	657/01(02)		7.05.2026
External opening schedule			7.05.2026

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.