

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:	2026/65/91288/W
Site Address:	3, High Street, Honley, Holmfirth, HD9 6AW
Description:	Listed Building Consent for installation of replacement garage door and frame (within a Conservation Area)
Recommending Officer:	Joshua Merriman

DECISION – Listed Building 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 07-Jul-2026

Officer Report – 2026/91288

Site Description

The application site refers to 3, High Street, Honley, Holmfirth, HD9 6AW, a three-storey semi-detached property faced in natural stone, with a pitched tiled roof, and uPVC windows and doors. The property currently uses a blue coloured garage door to the ground floor elevation. The application property lies in a relatively uniform street scene, surrounded by properties of a similar character and appearance with some slightly differing in size and scale. Furthermore, the dwelling benefits from a hard-standing parking area to the front, as well as a small area of amenity space to the rear. The property is Grade II listed and has the following Listed description:

“Pair of houses. Early to mid C19 Hammer dressed stone. Stone slate roof (turned). Two storeys to east, 3 to west. East elevation is handed. Ground floor: 2 entrances with 2 central 3-light stone mullioned windows. First floor: two 6-light stone mullioned windows (one has one mullion removed). Continuous first floor sill band. West elevation: southern part rebuilt in keeping. Northern part (No 5): recent garage entrance to ground floor. Two single lights to first floor. Two 3-light stone mullioned windows (possibly part of former 8-light window) to second floor.”

Proposal

The application requests Listed Building Consent for installation of replacement garage door and frame (within a Conservation Area).

The site is allocated in the Honley Conservation Area within the Kirklees Local Plan (adopted 2019). The site is also within a twice buffer and is a designated Grade II Listed Building.

Relevant Planning History

There is no relevant planning history at the application site.

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.

Public/Members Response

The application has been publicised as affecting the setting of a listed building, affecting the setting of a Conservation Area, on the Council's website, by site notice and by press advertisement.

The expiry date of the publicity period was the 13/06/2026.

No third party representations received.

Consultation Responses

KC Conservation & Design – No objections.

Kirklees Local Plan Policy

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway and Access
- LP22 Parking
- LP24 Design
- LP30 Biodiversity and Geodiversity
- LP35 Historic Environment

Holme Valley Neighbourhood Development Plan

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan. Policies within the plan relevant to the consideration of this application are listed as follows:-

Policy 1 – Protecting and Enhancing the Landscape Character of Holme Valley.

Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.

Policy 12 – Promoting Sustainability.

Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

The application site is located within Landscape Character Area 6 (Honley Village Centre) of the Holme Valley Neighbourhood Development Plan. The key characteristics of which are listed below:

- Wooded valleys associated with Mag Brook and Magdale.
- Glimpsed views of a wider rural backdrop are often framed by built form. The sloping topography creates a strong connection between the centre of Honley and the wider agricultural setting with strong visual links up to Oldfield. The area affords long distance views to Castle Hill.
- Stone wall field boundary treatments
- A network of Public Rights of Way (PRoW) follows the routes of local lanes or field boundaries with some giving access to Mag Brook and Honley Wood Bottom.

National Policies and Guidance

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 planning policy and guidance are set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter2	Achieving sustainable development
Chapter12	Achieving well-designed places
Chapter14	Meeting the challenge of climate change, flooding and coastal change
Chapter15	Conserving and enhancing the natural environment
Chapter16	Conserving and enhancing the historic environment

Assessment

3 High Street is an example of a three-storey, semi-detached residential property faced in hammer-dressed stone with a stone slate roof. The property shows an entrance with a central 3-light stone mullioned window to the ground floor, as well as a 6-light stone mullioned window to the first floor.

The property also shows details including a continuous first floor sill band, a ground floor garage entrance, two single lights to the first floor, and a single 3-light mullioned window to the second floor which is possibly part of a former 8-light window.

The proposed changes to the property would see a replacement garage door to the ground floor.

Following an informal consultation with KC Conservation & Design there are no objections to the proposal.

Considering the above, it is concluded that the proposed development to 3 High Street is acceptable.

Conclusion

Paragraph 207 of the NPPF states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

Paragraph 208 of the NPPF goes on to state that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

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.”

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 proposal is for a replacement garage door. KC Conservation & Design have been consulted informally and raised no objections.

The installation of a replacement garage door is not considered to significantly impact the heritage asset as the new door will be in superior condition to that existing and thus have no significant visual impact upon the dwelling or surrounding street scene.

It is therefore concluded that the proposed development will not cause less than substantial harm to the listed building, complying with policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Recommendation

CONSENT GRANTED

Decision Authorisation: Delegated Powers

Application Number: 2026/91288

Officer Recommendation: Consent Granted

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).

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 accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 2, 9, 12 and 14 of the National Planning Policy Framework.

NOTE: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August inclusive). If twites 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	-	-	13/05/2026
Block Plan	-	-	13/05/2026
Floor Plan	-	-	13/05/2026
Proposed Elevations	-	-	13/05/2026
Application Form	-	-	13/05/2026
Photos General	-	-	13/05/2026
Heritage Statement	-	-	13/05/2026
Frame and Doors	-	-	13/05/2026
Black Metal Hinges	-	-	13/05/2026
Olive Matte	-	-	13/05/2026
Old Garage Doors	-	-	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 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. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated:

15/06/2026