

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:	2026/65/91387/E
Site Address:	Shepley First School, Firth Street, Shepley, Huddersfield, HD8 8DD
Description:	Listed Building Consent for demolition of existing bike shed and installation of surface to be incorporated into existing playground (within a Conservation Area)
Recommending Officer:	Morgan Braithwaite

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: 22-Jul-2026

Officer Report

Site Description

This application relates to Shepley First School, Firth Street, Shepley, Huddersfield, HD8 8DD. The building has primary frontage onto Firth Street. Shepley First School is a Grade II Listed Building (List Entry No. 1135357) dating back to 1896. The listing applies to the main school building itself, along with any object or structure attached (whether this be internally or externally) and also applies to objects and structures within the curtilage if formed before 1st July 1948.

The building is faced in stone and features ornamental detailing around openings and detailing to the pitched roofs. A stone wall features to the front boundary along with iron railings and gates which are painted blue to match the school logo and signage. To the rear of the site is PROW KIR/143/30 which is screened from the school playground by a stone wall.

The 'bike shed' which the application concerns is also faced in stone and the same roofing tiles as utilised on the main school building and is also included within the school's Grade II Listing:

Former Board School. Dated 1896. Pitch-faced stone with ashlar dressings. Slate roofs. Free Northern Renaissance style. Two- storey central hall surrounded by single storey classrooms, three of which run across the front and have the main entrances between. Central gabled part with large elliptical arched window with slender Ionic colonnettes as mullions, and one transom, surmounted by steep pediment with elaborate carving in tympanum, flanked and surmounted by urns. Classroom to each side forms separate pavilion with pyramidal roof and small clerestory window surmounted by gablet. Between the classrooms are the girls' and boys' entrances with bulbous engaged Ionic columns and tall swan-necked and enriched pediments.

The clerestory of the hall rises behind as a wide gable flanked by octagonal buttresses which terminate in richly carved cartouches and domical cap. The detail resembles the central gable at the front, but with swagged frieze and inscription at apex "1896 BOARD SCHOOLS", topped by small, flat shell-head.

A particularly elaborate example of its type".

Proposal Description

The proposal is for Listed Building Consent for the works associated with the demolition of an existing bike shed and the installation of a surface to be incorporated into the existing playground.

History of Negotiations/Amendments

None required.

Public Representations

The proposal was publicised by site notice and press advertisement.

The final publicity period expired 17th July 2026.

Kirkburton Parish Council were notified of the proposal and responded to state " No comments".

Consultation Responses

A KC Conservation officer was informally consulted regarding the application. No objections were raised.

Relevant Planning History

2000/91529: Siting of portable building for use as pre-school playgroup and associated parking - CONDITIONAL FULL PERMISSION

2001/91213: Listed building consent for formation of ramped access, external works and alterations to wc facilities (within a conservation area) - CONSENT GRANTED

2006/91559: Listed building consent for replacement timber windows to school building (within a conservation area) - CONSENT GRANTED

2013/91044: Retention of existing modular building and erection of single bay extension (within a Conservation Area) - CONDITIONAL FULL PERMISSION

Policy & Legislation

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 located within the Shepley Conservation Area on the Councils GIS System.

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.

Kirklees Local Plan Policies

- LP 1 – Achieving sustainable development
- LP 2 – Place shaping
- LP 24 – Design
- LP 35 – 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 20th December 2023, 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 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 16 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.

Other Material Considerations:

- Planning (Listed Building and Conservation Areas) Act 1990

Assessment

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF draws on the objectives of sustainable development being economic, social and environmental as the central pillars as well as multiple facets of achieving sustainable development within the decision-making process.

As the application is for Listed Building Consent, the only issues that fall to be considered are the impact the development would have on the character and significance of the listed building.

Under Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities must, in considering whether to grant listed building consent for any works, 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.

In this context preservation means not harming the interests of the building as opposed to keeping it unchanged. Furthermore, Chapter 16 of the NPPF states that in determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. If harm would result this should not be allowed without a proportionate justification. This approach is supported by policy LP35 of the Local Plan.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires, that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

Section 72 (1) requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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 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.”

The application is accompanied by a Heritage Statement which sets out the background to the application and justification for the demolition of the bike shed. Following theft and subsequent replacement of some of the roof tiles, a roof tile slipped in 2025. The building was inspected and it was deemed that further tile slippage was likely. The building was enclosed by Heras Fencing and due to its unsafe nature, prevents use of a large part of the playground.

As a result of the above, the School states that it therefore wishes to remove what is an unsightly and unsafe structure, which provides no benefit to the education of the school pupils and detracts from both the setting of the School as a listed building and the Shepley Conservation Area.

Following demolition of the bike shed, the area on which it is currently sited would be made good and it would be incorporated into the playground.

KC Conservation and Design have been consulted on the application and raise no objections to the proposal. The bike shed is constructed of natural stone masonry on the outer walls, stone slates and metal columns and is open on both sides. It is an open structure and appears to have been substantially altered by the demolition of former toilets on the outside. The interior appears to have been substantially altered by the use of a new timber structure and red brick internal walls. Therefore, it does not retain the original design, function or materials of the original structure. The shed is completely free-standing and completely separate from the main school. The shed is of a functional design and does not demonstrate the architectural style of the elaborate school building. Loss of the shed would not harm the setting or appearance of the listed school building

The proposed demolition is considered to result in less than substantial harm, where the public benefit would be securing the sustainable use of the site for educational purposes.

Conclusion

Demolition of the shed would result in total loss of this free-standing curtilage building, but this amounts to less than substantial harm to the integrity, authenticity and setting of the principal Listed Building, the school dating from 1896. The less than substantial harm is considered to be outweighed by the public benefit of re-use of the land as a larger playground for the school.

It is therefore concluded that the proposed development will result in less than substantial harm, for which a public benefit has been demonstrated to outweigh that harm, 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**Grant Listed Building Consent****Decision Authorisation – Delegated Powers****Application Number:** 2026/91387**Officer Recommendation : Grant Listed Building Consent**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.

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, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	SFS-01A	-	27.05.2026
Proposed Site/Block Layout	SFS-01	-	27.05.2026
Plan General	26-0014-02	-	27.05.2026
Proposed Elevations	26-0014-03	-	27.05.2026
Proposed Elevations	26-0014-04	-	27.05.2026

Conservation/Heritage Statement	Supporting Heritage Statement	-	27.05.2026
General	Appendix 1 Official List Entry	-	27.05.2026

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 has, 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.