

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:	2026/65/91408/W
Site Address:	7, Halifax Road, Edgerton, Huddersfield, HD3 3AN
Description:	Listed Building Consent for change of use and alteration of former Class E(e) clinic to form 7 Class C2 assisted living units with staff facilities, including removal of existing conservatory, fire escapes and doors (within a Conservation Area)
Recommending Officer:	Danielle Cooper

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.

Emma Thompson

AUTHORISED OFFICER

Date: 31-Jul-2026

Officer Report

2026/91408 - 7, Halifax Road, Edgerton, Huddersfield, HD3 3AN

Site Description

7, Halifax Road is a grade II listed building and is located within Edgerton Conservation Area.

The application site, Cote Royd House, located at 7 Halifax Road, Huddersfield.

Cote Royd is a stone built, late Victorian former villa which is located in a generous plot, set back from the highway behind mature trees. On site parking is located to the side of the building.

Within the wider site, a residential building is located to the rear of the host building, along with a dentist located to the south west.

The area is predominantly residential in character, with a nursery located to the south.

Description Proposal

The application is for Listed Building Consent for change of use and alteration of former Class E(e) clinic to form 7 Class C2 assisted living units with staff facilities, including removal of existing conservatory, fire escapes and doors (within a Conservation Area).

The proposal includes the following internal and external alterations:

Internal Alterations:

- Installation of partition walls
- Blocking up existing openings internally

External Alterations:

- Removal of the modern conservatory
- Replacement opening from the at ground floor for an external door
- removal of redundant metal fire escapes and doors

History of negotiations / amendments received

None.

Relevant Planning History

2026/91407 - Change of use and alteration of former Class E(e) clinic to form 7 Class C2 assisted living units with staff facilities, including removal of

existing conservatory, fire escapes and doors (Listed Building within a Conservation Area). – Accompanying application

2015/91153 - Listed Building Consent for alterations and demolition to existing dental clinic– Granted 3/7/15

2015/91154 Alterations to convert existing dental clinic into 7 apartments – Approved 3/7/15.

2015/91157 LBC for erection of 2 storey extension to stable block – Undetermined

2009/90163 Discharge of condition 3 on previous premission2008/65/93662/W2 for Listed Building Consent for demolition of conservatory and erection of replacement conservatory (Within A Conservation Area) – Approved

2008/93661 Erection of conservatory – Approved

2008/93662 LBC for demolition of conservatory and erection of replacement conservatory – Granted

2005/91233 Change of use of attic to form residential accommodation – Approved

2002/94170 LBC for alterations to form disabled toilet. internal alterations to form internal doorway and new glazed screen forming lobby (within a conservation area)

2002/92684 Change of use of existing offices to integrated health and dental practice – Approved

94/91673 Change of use from hotel to class b1 business use (listed building) – Approved

90/06829 Variation of conditions no.2 restricting opening hours to the general public on previous permission (87/62/00600/b2) for change of use of restaurant ancillary to hotel, to hotel with restaurant open to general public – Approved

90/04691 Listed building consent for removal of asbestos roof and reroofing in blue slate and formation upper floor staff accommodation – Approved

90/02520 Listed building consent for internal refurbishment and infilling of window openings – Approved

90/04690	Change of use of first floor of existing out-buildings to form staff accommodation including structural alterations and reroofing – Approved
88/01702	Erection of conservatory (Listed Building within Conservation Area) – Approved
88/01704	Listed Building Consent for erection of conservatory – approved
87/00600	Change of use of restaurant ancillary to hotel to hotel with restaurant open to general public – approved

Consultation Response

K.C. Conservation and Design: No objection subject to conditions .

Representations

This application was advertised by notice and the press. Final publicity date expired: 26.06.2026.

No representations were received.

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'.

Kirklees Local Plan

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The following policies are considered relevant to this application:

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 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter 2 - Achieving sustainable development

Chapter 12 - Achieving well-designed places and beautiful places

Chapter 16 - Conserving and enhancing the historic environment

Assessment

The proposal is for internal and external alterations to the grade II listed building:

External works:

- Rear door to be reinstated and made good, or replaced if repair is not feasible.
- Side double doors to be retained and repaired, with new locks. This entrance will be sealed from within with insulated stud walling, to suite the internal layout but retain the original structure and doors.
- Re-glazing two side windows to provide obscure glazing for privacy purposes, up to 1500mm

Internal works:

- Several modern internal walls will be removed across all floors.
- New stud walls to be installed to allow conversion

Conclusion

Paragraph 205 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 207 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 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.

The proposal includes the following internal and external alterations:

Internal Alterations:

- Installation of partition walls
- Blocking up existing openings internally

External Alterations:

- Removal of the modern conservatory
- Replacement opening from the at ground floor for an external door
- removal of redundant metal fire escapes and doors

Given the sensitive nature of the heritage asset, KC Conservation and Design have reviewed the proposal and have not objected to the application subject to conditions which will be discussed further within this assessment.

External works:

- Rear door to be reinstated and made good, or replaced if repair is not feasible.
- Side double doors to be retained and repaired, with new locks. This entrance will be sealed from within with insulated stud walling, to suite the internal layout but retain the original structure and doors.
- Re-glazing two side windows to provide obscure glazing for privacy purposes, up to 1500mm

Internal works:

- Several modern internal walls will be removed across all floors.
- New stud walls to be installed to allow conversion

Given the sensitive nature of the heritage asset, KC Conservation and Design have reviewed the proposal and have not objected to the application subject to conditions which will be discussed further within this assessment.

The fire escape is functional, and its removal will enhance the character and appearance of the listed building.

The existing conservatory is a later 20th Century addition is not considered to make a positive contribution to the listed building. As such the removal of it will likely enhance the appearance of the building provided that it can be removed without damaging the stone work and historic details. As such, it is considered necessary to condition that a demolition methodology statement is submitted to the Local Planning Authority to ensure Methods of remediation of the flashing junction of the conservatory are obtained in the interests of

protecting the appearance of the listed building. The design of the proposed external door where the conservatory is to be removed will be required to be submitted via condition. This will include elevations at a scale of 1:20 and joinery sections at a scale of 1:5.

Part of the proposal is to block up existing internal openings. KC Conservation and Design have requested that prior to the blocking up of any existing internal door openings, details of the proposed treatment of each opening shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate how the historic legibility of the original doorway will be retained, including the recessing of infill panels behind the door frame and the retention of the appearance of the door when viewed from the associated rooms and circulation spaces. This will be conditioned as such.

No details have been provided in regard to the installation of internal partition walls. As such, it is considered necessary for sectional drawings to be submitted which show the precise location of the partition walls and their junctions with existing floors, walls, ceilings, skirtings, cornices and any other historic fabric to be submitted to the Local Planning Authority via condition. The details are required to ensure the installation of the partition walls are minimal and avoid unnecessary harm to the historic fabric of the listed building.

Details regarding proposals for any new drainage pipes, soil vent pipes, ventilation extraction, flues or other new interventions have not been included and as such this detail will be requested to be provided by condition.

Overall, the proposed development is considered to result in a less than substantial impact on the significance of the Grade II listed building, and would contribute to securing long term viable use of the heritage asset. This harm is clearly outweighed by the public benefits of the scheme, including the delivery of additional housing and the continued use and maintenance of the listed building, in accordance with paragraph 215 of the NPPF and Policy LP35 of the Kirklees Local Plan. The resultant building would be of an appropriate design and appearance meeting the aims of Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF.

Recommendation Grant Consent

Decision Authorisation - Delegated Powers
Application Number: 2026/91408
Officer Recommendation: Grant Consent

Conditions:

1. The development shall be begun within three years of the date in which this consent is granted.

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: 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.

3. No works to remove the existing conservatory shall commence until a detailed Demolition Methodology Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:

- a) details of the method of dismantling and removal of the conservatory;
- b) measures to ensure that the removal works do not damage the historic stonework, architectural features, or fabric of the listed building;
- c) details of the treatment, repair and making-good of all areas exposed following the removal of the conservatory, including the remediation of flashing junctions and any associated repairs to the external wall;
- d) details of materials and techniques to be used in any repair works.

The approved works shall thereafter be carried out in full accordance with the approved methodology.

Reason: To safeguard the special architectural and historic interest of the listed building and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

4. Notwithstanding the submitted details, no works relating to the installation of the proposed external ground floor door in the location of the removed conservatory shall commence until detailed drawings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) elevations of the proposed door at a scale of 1:20; and
- b) joinery sections, profiles and moulding details at a scale of 1:5.

The door shall be constructed and installed in accordance with the approved details and retained thereafter.

Reason: To safeguard the special architectural and historic interest of the listed building and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

5. Prior to the blocking up of any existing internal door openings, details of the proposed treatment of each opening shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate how the historic legibility of the original doorway will be retained, including the recessing of infill panels behind the door frame and the retention of the appearance of the door when viewed from the associated rooms and circulation spaces. The development shall thereafter be carried out in accordance with the approved details and retained as such.

Reason: To safeguard the special architectural and historic interest of the listed building and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

6. Notwithstanding the submitted details, no installation of internal partition walls shall commence until detailed drawings and specifications have been submitted to and approved in writing by the Local Planning Authority. The details shall include sectional drawings showing the precise location of the partition walls and their junctions with existing floors, walls, ceilings, skirtings, cornices and any other historic fabric.

The partition walls shall thereafter be installed in accordance with the approved details and retained as such.

Reason: To safeguard the special architectural and historic interest of the listed building and to ensure that the installation of new partition walls does not result in unacceptable harm to its historic fabric or significance.

7. Prior to the installation of any drainage pipes, soil vent pipes, ventilation extraction, flues or other new interventions be proposed, full details, including drawings and specifications, shall be submitted to the Local Planning Authority for approval.

Reason: To protect the historic fabric of the Listed Building and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	007/LP/001		26/05/2026
Proposed Development Layout	007/001 A		26/05/2026
Proposed Ground Floor Plans	007/013 A		26/05/2026
Proposed First Floor Plans	007/014 A		26/05/2026
Proposed Second Floor Plans	007/015		26/05/2026
Proposed Elevations	007/017 A		26/05/2026
Planning Supporting Statement			26/05/2026
Heritage Statement			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 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.