



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2026/65/91408/W

To: Bradley Stankler,
Bradley Stankler Planning
Brow Cottage
Rigton Hill
North Rigton
LS17 0DJ

For: D Buchan, The Bridge Community Care Ltd

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-

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)

At: 7, HALIFAX ROAD, EDGERTON, HUDDERSFIELD, HD3 3AN

In accordance with the plan(s) and applications submitted to the Council on 22-May-2026 subject to the condition(s) specified hereunder:-

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

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “*submitted to and approved in writing by the Local Planning Authority*”.
- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](http://www.mra.gov.uk)

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision> Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>. You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 31-Jul-2026

Signed:



David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2026/65/91408/W.

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
