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:	**2026/65/91517/W**
Site Address:	Flat A, 12, Thornhill Road, Edgerton, Huddersfield, HD3 3AU
Description:	Listed Building Consent for installation of Velux window, repair and replace laths, relocation of boiler, installation of insulation, new and re-plastering and associated works (within a Conservation Area)
Recommending Officer:	Faiza Bano

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.

John Holmes

AUTHORISED OFFICER

Date: 21-Sep-2026

THE SITE

The application site relates to Flat A, 12 Thornhill Road, Edgerton, Huddersfield, HD3 3AU, a Grade II listed residential property located within the Edgerton Conservation Area. The property forms part of a historic building fronting Thornhill Road in a predominantly residential area characterised by traditional stone-built dwellings of architectural and historic significance.

The application property occupies the ground floor accommodation and includes a single-storey rear element. The building is of traditional construction, featuring natural stone walls and original historic fabric, including lath and lime plaster ceilings and an exposed steel beam bearing the inscription “J Taylor Huddersfield”. The site is surrounded by neighbouring residential properties and is accessed directly from Thornhill Road.

THE PROPOSAL

The proposals relate solely to internal alterations and minor external works to the existing listed building, including the installation of a conservation-style rooflight within the rear extension roof, repair and replacement of laths and lime plaster, insulation works, relocation of the boiler, and associated conservation-led repairs. No extensions or alterations to the principal form of the building are proposed.

The proposed works comprise:

- Installation of a conservation-style Velux rooflight within the roof slope of the existing single-storey rear extension to increase natural light to an internal room.

- Removal of damaged sections of existing lath and lime plaster ceiling and repair/replacement using traditional materials and methods, including reinstatement with lime plaster where required.

- Installation of a new insulated ceiling below the original ceiling structure to improve thermal performance, with appropriate ventilation measures incorporated in accordance with heritage guidance.

- Alterations to the existing pantry area, including infilling of an opening using matching stonework to facilitate relocation of the boiler and compliance with current gas safety requirements, whilst retaining evidence of the historic opening.

- Installation of insulation within the pantry to improve energy efficiency.

- Retention, exposure and restoration of an historic steel beam bearing the inscription “J Taylor Huddersfield” as a heritage feature within the property.

Overall, the proposals are intended to secure the long-term preservation of the listed building through sensitive repairs and upgrades that improve the property's functionality, energy efficiency and habitability whilst respecting its historic character and significance.

PLANNING HISTORY

The planning history relates to the following applications:

91/01006 - Erection of detached double garage (listed building within conservation area) at 12 Thornhill Road, Edgerton, Huddersfield. Conditional Full Permission Granted on 14 May 1991.

91/01187 - Listed Building Consent for erection of detached double garage at 12 Thornhill Road, Edgerton, Huddersfield. Consent Not Required on 19 April 1991.

2019/93450 - Works to trees within a Conservation Area at 12 Thornhill Road, Edgerton, Huddersfield, HD3 3AU. Granted on 29 November 2019.

2022/92976 - Works to trees within a Conservation Area at Flat A, 12 Thornhill Road, Edgerton, Huddersfield, HD3 3AU. Granted on 17 October 2022.

REPRESENTATIONS

The application has been publicised by site notice & newspaper advertisement in accordance with the Council's adopted Development Management Charter. The expiry of the advertisement period was the 14th of August 2026

Letters of Objection

None

Letters of Support

None

Letters of Comment

None

CONSULTATIONS

The following consultations have been undertaken for this application with the summarised responses listed below.

Conservation Officer (Kirklees Council) – raise no objection to the application and consider the proposed works acceptable subject to conditions.

The consultee advises that the proposed conservation rooflight, infilling of the pantry window with matching stone, retention of the historic metal beam, repair of the lath and plaster ceiling, and installation of a lower insulated ceiling are all appropriate alterations that they would preserve the significance of the Grade II listed building. The response strongly encourages the use of breathable materials and adequate ventilation in association with the insulation works. Overall, the proposed alterations are considered to be minimal, reversible and likely to result in less than substantial harm to the heritage asset, which is considered acceptable in securing the optimum viable use of the listed building in accordance with national and local heritage policies. Conservation & Design recommend conditions relating to the specification of the conservation rooflight, the stone infill to the former pantry window opening, and the use of breathable, vapour-permeable insulation materials.

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

ALLOCATION AND 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 is possesses'.

The site is within Edgerton Conservation Area as identified within the Kirklees Local Plan (adopted 2019).

It is considered that the following policy and legislation is applicable to the determination of this application.

Kirklees Local Plan

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 December 2023, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter3	Decision Making Policies
Chapter4	Achieving Sustainable Development
Chapter14	Achieving well designed places
Chapter20	Conserving and enhancing the historic environment

ASSESSMENT

The application site is within Edgerton Conservation Area. Permission is being sought for the installation of a conservation-style rooflight within the rear extension roof, repair and replacement of laths and lime plaster, insulation works, relocation of the boiler, and associated conservation-led repairs..

Section 14 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Policy LP35 of the Kirklees Local Plan and Chapter 20 of the National Planning Policy Framework are relevant.

Policy LP35 states the following:-

> *'development proposals affecting a designated heritage asset…should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.'*

Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that*: "In considering whether to grant listed building consent for any works the local planning authority or 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area. Policy HE9 of chapter 20 of the NPPF relates to Conservation Areas and states proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible and Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

The objective of Chapter 20 of the NPPF is set out as being to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Policy HE4(2) of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

Policy HE5(1) of the NPPF details that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. HE2 details that the assessment will need to identify if the proposal will have a positive effect, no effect, result in harm and whether this would be less than substantial or substantial or whether the proposal would cause the total loss of the significance. HE5(4) confirms that decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals

Policy HE6 relates to proposals affecting designated heritage assets and sets out that substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance. HE6 confirms that proposals which would have a positive effect on a designated heritage asset should be supported and that any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

HE6(4) confirms where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building and enabling energy efficiency and low carbon heating measures to be employed.

The proposals are limited in scale and comprise predominantly internal repair, restoration and energy efficiency works together with the installation of a single conservation-style rooflight on the rear roof slope. The development respects the existing form, character and appearance of the building and is not considered to introduce incongruous features. The proposed rooflight is modest in scale, located on a non-prominent rear elevation and designed specifically for use in historic buildings. As such, the proposal preserves the visual appearance of both the host building and the wider Conservation Area.

The application site forms part of a Grade II listed building within a Conservation Area and is therefore a designated heritage asset. Special regard has been given to the desirability of preserving the building, its setting and those features of special architectural and historic interest which it possesses. The submitted information adequately identifies the significance of

the heritage asset and assesses the impact of the proposed works on that significance. The works are largely restorative in nature, including repairs to the historic lath and plaster ceiling, retention and exposure of the historic steel beam, and the use of traditional materials. The proposed infilling of the pantry opening would retain the existing lintel and sill and would remain legible through the recessed stonework, thereby preserving evidence of the building's historic evolution.

Kirklees Conservation and Design Team has confirmed that the rooflight, pantry infill works, retention of the metal beam, plaster repairs and insulation proposals are acceptable and that the works are minimal and reversible in nature. The consultation response concludes that the proposals would result in less than substantial harm to the significance of the listed building and that such harm is acceptable in order to secure the optimum viable use of the heritage asset. Conditions are recommended to ensure appropriate materials and detailing are employed.

In accordance with Policy HE6 of Chapter 20 of the NPPF, great weight must be given to the conservation of designated heritage assets. Whilst the introduction of a rooflight and alterations associated with insulation works have a limited impact on historic fabric, the harm identified is considered to be at the very lowest end of the less than substantial harm spectrum. The proposals also deliver benefits through the repair of historic fabric, improved thermal performance, enhanced living conditions and the continued sustainable occupation of the listed building. These benefits weigh significantly in favour of the development.

Furthermore, the proposals would preserve the character and appearance of the Conservation Area. The majority of the works are internal, whilst the only notable external alteration is the rear rooflight, which has been specifically designed for heritage settings and occupies a discreet location. Consequently, the development would not adversely affect the significance, character or appearance of the Conservation Area.

Overall, it is considered that the proposed works would preserve the special architectural and historic interest of the Grade II listed building and preserve the character and appearance of the Conservation Area. The proposals accord with Policies LP2, LP24 and LP35 of the Kirklees Local Plan, the heritage objectives of Chapter 20 of the NPPF, and the statutory duties contained within Sections 16(2) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Subject to appropriate conditions, the application is therefore considered acceptable.

Other Issues

There are no other issues.

Conclusion

The proposed development on the listed building is considered to preserve the special character of the listed building. Approval is therefore recommended.

Recommendation **APPROVE**

Decision Authorisation - Delegated Powers

Application Number: 2026/91517

Officer Recommendation: Approved

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 Section 51 of 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 to accord with Policies LP2, LP24, LP35 of the Kirklees Local Plan and the policies within Chapters 3, 4, 14 and 20 of the National Planning Policy Framework

3. The new roof-light shall be a conservation roof-light to be fitted flush with the roof-slope as shown in photo 2 of the submitted document titled 'Proposed work at Burbank, Flat A, 12 Thornhill Road, Edgerton, HD3 3AU' and shall not exceed 98cm x 68cm in size.
   Reason: To ensure the development has an acceptable impact upon the listed building to accord with policies LP2, LP24, LP35 of the Kirklees Local Plan and the policies within Chapter 14 and 20 of the National Planning Policy Framework.

4. The pantry window shall be infilled with natural stone to match existing in terms of type of stone, colour, texture, finish and coursing. The existing stone lintels and sills shall be retained. The new infill stone shall be recessed by 50mm to indicate the siting of the former window. The pointing shall be an appropriate lime mortar to be flush or recessed, not strap or ribbon pointing.
   Reason: To ensure the development has an acceptable impact upon the listed building to accord with policies LP2, LP24, LP35 of the Kirklees Local Plan and the policies within Chapter 14 and 20 of the National Planning Policy Framework.

5. All new insulation shall be breathable and vapour permeable.
   Reason: To ensure the development has an acceptable impact upon the listed building to accord with policies LP2, LP24, LP35 of the Kirklees Local Plan and the policies within Chapter 14 and 20 of the National Planning Policy Framework.

NOTE: In order to avoid damage to the Listed Building, care should be taken in the choice of materials and the use of appropriate lime mortars and plasters to avoid thermal bridging or other issues that may affect the breathability of the building and potential damp issues.

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Location Plan	PP-14965849v1		04-Jun-2026
Heritage Assessment			04-Jun-2026
Design and Access Statement			04-Jun-2026
Schedule of works	Submitted document titled 'Proposed work at Burbank, Flat A, 12 Thornhill Road, Edgerton, HD3 3AU'		04-Jun-2026
Application Form			04-Jun-2026

Pursuant to article 35 (2)applicant in 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.

Coal – low risk