

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2026/62/91636/W
Site Address:	Masjid Anwarul Madina Mosque, 8-10, Clara Street, Fartown, Huddersfield, HD1 6EN
Description:	Erection of two storey rear extension (Listed Building)
Recommending Officer:	Jennifer Booth

DECISION – Full Conditional Permission

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: 12-AUG-2026

OFFICER REPORT

Site Description

Masjid Anwarul Madina Mosque is a two-storey building located along Clara Street in Fartown, Huddersfield. The building is faced in stone and brick. The roof forms above the building consist of tiled gable roofs and flat roofs.

The building is Grade II Listed and has the following description:

Mid C19. Hammer-dressed stone. Pitched slate roof. Coped gable on moulded kneelers. 2 storeys and attics. 2 ranges of 2-light cusped pointed arched windows, oculi in spandrels and pointed relieving arch.

Description of Proposal

The application is seeking planning permission to erect a two storey extension to the rear of a listed building.

The proposal is for a two storey rear extension to Anwar-e-Madina Mosque. The upper floor, at ground level, will provide the body wash and storage facility — comprising a dedicated washing area fitted with a wash table and appropriate drainage, and a body storage area for the dignified storage of the deceased prior to or following washing. These two areas will function as an integrated suite, allowing the mosque to provide a complete funeral preparation service within a single facility. The lower ground floor level is not intended for practical operational use. It provides an entrance connection to the existing lower ground level of the building.

The walls would be constructed using stone.

Relevant Planning History

2010/93137 - Erection of first floor extension and alterations to form multi purpose hall, formation of pitched roof to existing flat roof, erection of minarets and installation of roof lights - Approved

2010/93138 - Listed Building Consent for erection of first floor extension and alterations to form multi purpose hall, formation of pitched roof to existing flat roof, installation of velux roof lights and demolition of internal walls - Consent Granted.

2024/91490 - Listed Building Consent for erection of rear extension constructed on brick pillars – Consent Granted.

2024/9105 - Erection of rear extension to be constructed on pillars –
Approved

2026/91637 - Listed Building Consent for erection of two storey rear extension
– Associated Listed Building Consent – Under Consideration

Whilst officer's note there are other planning applications within the planning history of the site, these are not considered to be directly relevant to the determination of this application given that they relate to discharge of conditions applications and are for applications relating to the previous development of the site pre 2000.

Representations

The application was advertised by site notice & press notice, which expired on 31/07/2026

As a result of the above publicity, no representations have been received.

Consultation Responses

None

Policy

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 UNALLOCATED on the Kirklees Local Plan Proposals Map. However, the building is Grade II listed

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 21** – Highways safety
- **LP 22** – Parking
- **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 2024, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

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.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places
- Chapter 8 – Promoting healthy & safe communities
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 – Conserving and enhancing the historic environment

Assessment

Principle of development:

Chapter 2 of the NPPF states that: “Planning policies and decisions should play an active role in guiding development towards sustainable solutions...”

Chapter 2 of the NPPF goes on to further state that objectives should: “support strong, vibrant and healthy communities, providing the supply of housing required to meet the needs of present and future generations; and by fostering a well-designed and safe built environment...”

In line with the NPPF, Policy LP1 of the Kirklees Local Plan (KLP) declares that: “...the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.”

Policy LP1 goes further and states: “The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.”

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

In this instance, it can be stated that the principle of development in this application could be acceptable, subject to the assessment of impacts to the historic environment, visual and residential amenity, as well as highway safety and any other impacts that may arise. These will be discussed below.

Impact on visual amenity and historic environment:

Section 12 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 LP1, LP2 and most importantly LP24, are 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 LP24 states that all proposals should promote good design by ensuring the following: “a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape... c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details...” The proposal under consideration consists of ____ distinct elements which shall be addressed below.

The application relates to the Grade II former Church Hall of Hillrose United Reformed Church. Having reviewed the planning history at the site, it is clear

that there have been a series of changes to the building including more recent alterations associated with the change of use to a Mosque.

Section 66 of the Planning (Listed Buildings & Conservation Areas) Act (1990) states that, for development which affects a listed building or its setting, 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. Section 66 of the Planning (Listed Building & Conservation Areas) Act (1990) is mirrored in Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Policy LP35 of the Kirklees Local Plan states that: “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.”

The requirements of Section 72 & 66(1) of the Town and Country Planning (Listed Buildings & Conservation Areas) Act 1990 are also relevant.

In line with the requirements of the National Planning Policy Framework, the application includes the provision of a Heritage Statement. Consideration of the statement along with the relevant local and nation policies is included below.

The building’s significance lies primarily in its Victorian church hall fronting Clara Street, a traditional dressed-stone structure originating as part of a late nineteenth-century nonconformist chapel and Sunday School complex, as confirmed by historic Ordnance Survey mapping. Its principal elevation embodies the architectural character of West Riding ecclesiastical buildings of the period through its formal symmetry, ecclesiastical window forms, and strong presence within the Hillhouse streetscape. By contrast, the latter two-storey rear addition, constructed in red brick with a flat roof and UPVC windows, is distinctly modern in character and makes no positive contribution to the listed building’s special architectural or historic interest.

The proposed extension is located entirely behind this non-original addition, within an enclosed rear area that is not visible from Clara Street or any key public viewpoint. Currently neglected and overgrown, this space detracts from the setting of the building, while the rear elevation of the brick addition itself is of no architectural significance. Given its concealed position and the predominantly two-storey scale of surrounding development, the proposed

two-storey extension is consistent with the character of the immediate built environment and will not harm the significance of the listed building.

Conservation and Design Officers have not been consulted in relation to the current proposal. Unlike the previously submitted scheme, the revised extension has been designed to better reflect the scale, proportions and material character of the existing building, resulting in a form of development that is more sympathetic to its setting and heritage significance. Given that the extension is located to the rear of the property, relates principally to a later addition of no heritage value, and represents a clear design improvement over the earlier proposal, further specialist design input has not been considered necessary at this stage.

The proposal is considered to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the NPPF.

Officer Note: The Council's Conservation and Design Team highlighted for the previous application that the existing uPVC windows to the main building do not have consent.

Impact on residential amenity:

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers.

Given that the proposed extension is to replace an existing double storey structure, it is not considered that the erection of the proposed rear extension would pose any greater impact towards residential amenity compared with the existing relationship between the site and surrounding properties by way of overbearing or overshadowing.

The only neighbouring property directly neighbouring the proposed area of development at the site is No. 12A Eleanor Street. Whilst the proposed extension would abut the adjacent elevation of this neighbouring property, the adjacent elevation is a solid stone elevation with no glazing. The proposed extension would be of a slightly larger size / scale than the existing extension and, as such, the eastern facing windows would be brought closer to the shared boundaries and adjacent elevations of No. 177-179 Bradford Road and No. 183 Bradford Road.

Having considered the above factors, the proposals are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide is also considered to be of relevance. Given that the proposed extension is to replace an existing two storey structure at the site and pose no impact to existing parking arrangements of vehicle access to or from the site, the proposal is considered to be acceptable from a highway safety perspective. In turn, the proposed extension would appropriately accord with Policies LP21 and LP22 of the Kirklees Local Plan.

Other matters:

Carbon Budget

The proposal is a small scale development to an existing dwelling. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

There are no other matters for consideration.

Representations:

None

Negotiations:

None

Proposed conditions

Along with the standard timescale condition, which is a requirement of Section 91 of the Town and Country Planning Act 1990, it is considered appropriate to add the following conditions.

Accordance with the approved plans to ensure the development is carried out in line with the officer's assessment.

Matching materials to ensure that the extensions harmonise with the host building as using alternative materials would look out of place within the street scene.

Conclusion:

This application to erect a two storey extension to the rear of Masjid Anwarul Madina Mosque has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposals are considered to be acceptable.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

Approve

Decision Authorisation - Delegated Powers

Application Number: 2026/91636

Officer Recommendation: Approve

Conditions and Reasons

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.

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

3. The external walls and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and the aims of chapter 12 of the National Planning Policy Framework.

4. Notwithstanding the submitted details, the windows shall be constructed in timber only and shall be 1 over-1 vertical sliding sash windows. The glazing shall be of no greater thickness than 16mm and shall have black warm-edge spacers.

Reason: In the interests of visual amenity and the historic significance of the site, and to accord with Policies LP2, LP24 and LP35 of the Kirklees Local Plan and policies within Chapter 12 and 16 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours, Mondays to Fridays

08.00 and 13.00hours, Saturdays

With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Web ID	Date Received
Existing & Proposed Plans	01	1144435	18/06/2026
Heritage Statement	-	1144441	18/06/2026
Design & Access Statement	-	1144434	18/06/2026
Climate Change Statement	-	1144620	18/06/2026

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 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.

As the submitted plans were considered to be acceptable, no changes were sought.

Report Dated 03/08/2026

