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:	**2026/65/91675/W**
Site Address:	1, St Annes Square, Netherthong, Holmfirth, HD9 3EH
Description:	Listed Building Consent for erection of single storey rear extension and associated alterations (within a Conservation Area)
Recommending Officer:	Joshua Merriman

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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 09-Sep-2026

Officer Report – 2026/91675

Site Description

The application site refers to 1, St Annes Square, Netherthong, Holmfirth, HD9 3EH, a two-storey terraced property faced in natural coursed stone, with a pitched stone slate roof, and timber windows and doors. The property is designated as a Grade II Listed Building. The application property lies in a relatively uniform street scene, surrounded by properties of a similar character, appearance, and age which respect the setting of the Netherthong/Deanhouse Conservation Area, with neighbouring properties slightly differing in size and scale. The application property benefits from an area of private amenity space to the rear.

The property has the following listed description:

"House, part of row. Late C18. Hammer dressed stone. Quoins. Stone slate roof. Two ashlar stacks. Two storeys. Near central door with deep lintel. To left is 3-light
stone mullioned window to each floor. To right is 5-light window to ground floor and
6-light window to first floor. To left is later 2 storey addition of no interest. Later extension with catslide roof to rear."

Proposal

The application requests Listed Building Consent for erection of single storey rear extension and associated alterations (within a Conservation Area).

The site is allocated in the Netherthong/Deanhouse Conservation Area within the Kirklees Local Plan (adopted 2019). The site is also located within a bat alert layer and is a Grade II Listed Building.

Relevant Planning History

The most relevant planning history relates to the following planning applications

91/03775 - Listed Building Consent for internal alterations – Consent Granted.

2003/90896 - Listed Building Consent for installation of 2 conservation style roof lights (within a conservation area) – Consent Granted.

2005/92094 - Erection of replacement fence (listed building within a conservation area) – Conditional Full Permission.

2005/92095 - Listed Building Consent for erection of replacement fence (within a conservation area) – Consent Granted.

2010/91227 - Listed Building Consent for installation of 2 conservation type rooflights and internal alterations to form bedroom (Within a Conservation Area) – Consent Granted.

2019/90724 - Work to trees in CA – Granted.

2026/91674 - Erection of single storey rear extension and associated alterations (Listed Building within a Conservation Area) - Associated Planning Application – Under Consideration

Climate Change

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 pre-dates 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.

Public/Members Response

The application has been publicised as affecting the setting of a listed building, affecting the setting of a Conservation Area, on the Council's website, by site notice and by press advertisement.

The expiry date of the publicity period was the 28/08/2026. As a result of publicity, two letters of representation have been received, one in objection and one as a general comment. The comments are as follows:

Letters of Objection

- It has been brought to my attention that access may be required up the private drive leading to 28 and 30 Denham Drive. This is not an

adopted road and is privately owned by 28, 30, 32 Denham Drive and 142 Town Gate. Access by heavy machinery, building supply wagons etc will NOT be permitted. This may materially affect the ability of the construction of this planned extension.

Letters of Comment

- As an adjoining neighbour, I have had discussions with the owners at 1 St Anne's Square and am content with the agreed outcome between us. There is to be an investigation of my kitchen grey water outlet and a solution determined between both parties.
- I understand that there is to be an outdoor cooking area as part of this new development and would hope that there will not be any significant increase in noise or disturbance taking place as a result.

Consultation Responses

KC Conservation & Design – No objections.

Kirklees Local Plan Policy

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP21 Highway and Access
LP22 Parking
LP24 Design
LP30 Biodiversity and Geodiversity
LP35 Historic Environment

Holme Valley Neighbourhood Development Plan

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan. Policies within the plan relevant to the consideration of this application are listed as follows:-

Policy 1 – Protecting and Enhancing the Landscape Character of Holme Valley.
Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design.
Policy 3 – Conserving and Enhancing Heritage Assets
Policy 12 – Promoting Sustainability.
Policy 13 – Protecting Wildlife and Securing Biodiversity Net Gain.

The application site is located within Landscape Character Area 5 (Nethertong Rural Fringe) of the Holme Valley Neighbourhood Development Plan. The key characteristics of which are below:

- The elevation offers extensive views of the surrounding landscape with long distance views towards Castle Hill and Huddersfield and the valley sides afford framed views towards settlements in the valley below.
- Within Netherthong and Oldfield views of the surrounding landscape are often glimpsed between buildings.
- Distinctive stone wall field boundary treatments divide the agricultural landscape.
- Public Rights of Way (PRoW), including the Holme Valley Circular Walk, cross the landscape providing links between settlements. National Cycle Route no. 68 also crosses the area.

National Policies and Guidance
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'.

National planning policy and guidance are set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published August 2026, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter 4	Achieving sustainable development
Chapter 5	Meeting the challenge of climate change
Chapter 14	Achieving well-designed places
Chapter 19	Conserving and enhancing the natural environment
Chapter 20	Conserving and enhancing the historic environment

Assessment

1 St Annes Square is an example of a late 18th Century two-storey terraced property faced in hammer-dressed stone, with a pitched stone slate roof, and timber windows and doors. The property displays a 3-light stone mullioned window to the left of each floor, as well as a 5-light stone mullioned window to the right ground floor, and a 6-light stone mullioned window to the right first floor. The property also shows features including two ashlar stacks, a central

door with deep lintel, and a two-storey extension with a catslide roof of no historical interest.

The proposed changes to the property include the erection of a single storey rear extension, and a new opening in the South elevation of the dwelling.

Following an informal consultation with KC Conservation & Design, there are no objections to the proposal.

Considering the above, it is concluded that the proposed development to 1 St Annes Square is acceptable.

Representations

Letter of Objection

- It has been brought to my attention that access may be required up the private drive leading to 28 and 30 Denham Drive. This is not an adopted road and is privately owned by 28, 30, 32 Denham Drive and 142 Town Gate. Access by heavy machinery, building supply wagons etc will NOT be permitted. This may materially affect the ability of the construction this planned extension.
  Officer Comment: This is not considered to constitute a planning matter, but rather a civil matter.

Letter of Comment

- As an adjoining neighbour, I have had discussions with the owners at 1 St Anne's Square and am content with the agreed outcome between us. There is to be an investigation of my kitchen grey water outlet and a solution determined between both parties.
  Officer Comment: Noted.

- I understand that there is to be an outdoor cooking area as part of this new development and would hope that there will not be any significant increase in noise or disturbance taking place as a result.
  Officer Comment: This has been addressed within the 'Residential Amenity' section of the Officer Report of the associated planning application reference 2026/91674.

Conclusion

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.

Paragraph HE5(1) of the NPPF states 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. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary."

Paragraph HE6(1) of the NPPF states that:

"When considering the potential effect of a development proposal on the significance of a designated heritage asset, 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(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.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that 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."

The proposal is for the erection of single storey rear extension and associated alterations (within a Conservation Area). KC Conservation & Design have been consulted informally and raised no objections.

The erection of a single storey rear extension is not considered to significantly impact the property due to its sympathetic appearance and good design,

including materials which either match or enhance the features of the existing building.

It is therefore concluded that the proposed development will cause less than substantial harm to the listed building, complying with policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 4, 14 and 20 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Recommendation **CONSENT GRANTED**

Decision Authorisation: Delegated Powers

Application Number: 2026/91675
Officer Recommendation: Consent Granted

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.

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 accord with Policies LP01, LP02, LP21, LP22 & LP24 of the Kirklees Local Plan, Principles 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 15 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and Policies within Chapters 4, 5, 14, and 15 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 42 of The Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are

present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

NOTE: This permission should be read in conjunction with the associated Planning Application reference 2026/91674.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	3694 LP01	-	18/06/2026
Existing Plans and Elevations	3694 (0-) 01	A	18/06/2026
Proposed Plans and Elevations	3694 (0-) 02	D	18/06/2026
Design and Access and Heritage Statement	3694	A	18/06/2026
Climate Change Statement	3694	-	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 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.

Report Dated: 01/09/2026