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:	**2026/65/91997/E**
Site Address:	West House, Oxford Road, Gomersal, Cleckheaton, BD19 4AU
Description:	Listed Building Consent for internal works to extend first floor mezzanine and glazing of entrance porch
Recommending Officer:	Amanda Chester

DECISION – 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.

Helen Bower

AUTHORISED OFFICER

Date: 16-Oct-2026

THE SITE

The application site is an annex of West House, Oxford Road, Gomersal. West House is a Grade II listed building (list entry ID 1313298). The annex falls within the curtilage of West House and therefore, in accordance with section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is treated as part of the listed building and subject to the same protections.

THE PROPOSAL

Listed Building Consent for internal works to extend first floor mezzanine and glazing of entrance porch.

History of negotiations / amendments received

The initial application included the insertion of a new window opening into the building's east elevation. During the application process the decision was made to omit the window opening from the proposals. Amended plans were received on 1 October 2026.

PLANNING HISTORY

There is no relevant planning history.

REPRESENTATIONS

The application has been publicised by site notice and newspaper advertisement in accordance with the Council's adopted Development Management Charter. The expiry of the advertisement period was 15 October 2026. The omission of the new window opening to the east elevation of the building from the proposals during the application process results in a reduced scope of works and therefore it is considered not to require readvertisement as the change represents a minor adjustment which would not result in an increased impact on neighbours or the heritage significance of the asset.

Letters of Objection

One letter of objection was received. Objection was made on the following grounds.

- Omission of elevation plans – west elevation of the annex is not included with the application
- Overlooking and loss of privacy via proposed mezzanine – the creation of the mezzanine level will result in an existing high-level window becoming a primary active viewpoint
- Omission of impact of overlooking issues in the application
- Properties are referred to inaccurately in the heritage statement
- Harm will be caused to the setting of adjacent curtilage heritage assets by the proposals

- Proposals will represent an intensification of use not appropriate for an annex

Officer note: The objection is noted, however, the scheme falls outside of the definition of development and therefore does not require planning permission.

Listed building consent applications consider the harm that proposals will cause to the special architectural and historic interest of the building and its setting, and not residential amenity. The impact of the proposal on the special interest of the listed building and its setting is outlined within the assessment section below.

Letters of Support

None

Letters of Comment

None

CONSULTATIONS

Officer report has been compiled by the Senior Conservation and Design Officer.

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'.

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 August 2026, the Planning Practice Guidance Suite (PPGS) first

launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter 3	Decision Making Policies
Chapter 4	Achieving Sustainable Development
Chapter 14	Achieving well designed places
Chapter 20	Conserving and enhancing the historic environment

ASSESSMENT

Permission is being sought for internal works to extend the first floor mezzanine and glazing of the entrance porch.

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."*

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 Chapter 20.

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 or substantial harm 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 heritage statement which accompanies the application states that West House was constructed during the early to mid-19th century as a detached residence set within relatively substantial grounds between Latham Lane (then Upper Lane) and Oxford Road (then Home Lane End). The annex building is first shown on the 1908 OS map suggesting a later 19th or early 20th century construction as either a coach house or stable block for West House. The annex was extended in the late 1960s or early 1970s which likely coincided with the adaptation of the building to residential occupation.

The heritage statement states that the annex building holds a degree of architectural and historic interest which contributes to the significance of the principal listed building, West House. Whilst of later construction, historic interest can be identified in the association with the House and in illustrating the historical development of the main house and grounds. Both architectural interest and evidential value has been diminished by later alteration, extension and adaption of the internal spaces.

The proposed works to the porch will add glazing and entrance doors to an existing late 20th century timber framed porch. The heritage statement argues that this will not impact upon the original architectural character of the building as the glazing will retain the visual permeability which the existing porch has. The internal works will create a new mezzanine floor from the south wall linking with the existing mezzanine floor to the north. The existing modern timber balustrade to the latter will be replaced with frameless glass and obscure and clear glass will be used to the new floor sections. While the works will reduce the extent of legible full height space within the building a meaningful void space will be maintained and the roof structure will remain open. The heritage statement asserts that, subject to detailing, the works will not impact upon the retained architectural significance of the building. The heritage statement concludes that the proposed works can be brought forward without harm to the significance of the Grade II Listed Building, West House, or that of the host building.

The Conservation and Design Officer agrees that the significance of the annex principally lies in its relationship with West House. The proposal will not impact on the visual or spatial relationship between the hall and the annex and the external appearance of the annex will only be minimally altered by the addition of glazing and doors to the existing late 20th century porch. The proposals will not impact on the heritage significance of the two further curtilage listed buildings to the west; the Coach House, Latham Lane and associated outbuilding. Internally, although the existing mezzanine is to be extended, the use of frameless glass for the balustrade will ensure that the openness of the space remains legible and views towards the exposed roof trusses will be retained. Overall, it is concluded that the proposals will result in no harm to the heritage significance of West House, the annex or other associated curtilage buildings.

It is therefore concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 3, 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).

Conclusion

The proposed development, being for internal works to extend the first floor mezzanine and glazing of the entrance porch, is considered to preserve the special character of the listed building. Approval is therefore recommended.

Recommendation **APPROVE**

Decision Authorisation - Delegated Powers

Application Number: 2026/91997

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

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Proposed plans and elevations	3427-DEN-XX-ZZ-DR-A-2110	Rev A	1 October 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 2015 and otherwise actively engaged with the applicant in dealing with the application. A proposed new opening in the east elevation of the application site was omitted from the proposals following discussions during the application process.

Report Dated: 19 October 2026