

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:	2026/62/92216/W
Site Address:	Stalley Royd Farm, Stalley Royd Lane, Jackson Bridge, Holmfirth, HD9 7HX
Description:	Alterations to convert one dwelling to two dwellings (Listed Building)
Recommending Officer:	Joanna Rednall

DECISION – Conditional Full 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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 26 October 2026

The Site

The site forms part of the historic Stalley Royd Farm complex located off Stalley Royd Lane. The application relates to the subdivision of Stalley Royd Farmhouse, a Grade II Listed Building, from its current use as a single dwelling into two separate residential dwellings. The farmhouse is a traditional stone-built structure forming the principal building within the historic farmstead group.

The listing description of the building is as follows:

Formerly two handed houses. Early C19. Hammer dressed stone. Stone slate roof with gable copings. Moulded stone brackets. Three storeys. Two central doorways, one part blocked, with one three-light window to left and right. First and second floors each have one four-light stone mullioned window to left and right. In left gable apex is semi-circular blocked light. Later extensions to rear and right gable.

The site is not within a Conservation Area, however it is located within the Green Belt.

The Proposal

The applicant is seeking planning permission for alterations to convert one dwelling to two dwellings.

It is proposed to remove the existing cement pointing by hand, with no mechanical power tools, and to repoint with a NHL lime pointing. A full scheme of replacement windows and door are also proposed along with the internal reconfiguration to facilitate the division of the dwelling to reinstate back to two dwellings.

The existing external envelope of the building is retained in its entirety. No extensions or enlargements to the footprint or roofline are proposed. The subdivision is achieved primarily through the introduction/reinstatement of a party wall at ground, first and second floor levels to create two independent dwellings.

The existing stone walling, stone slate roof, gable copings, and principal external features are all retained and preserved. One window to the front / east facing elevation would be removed and replaced with a door.

Both dwellings would be over three floors and serve three bedrooms. The total floor area of plot 1 is 128m², and the total floor area of plot 2 is 141m². The submitted block plan demonstrates the parking for plot 1 is to the east and plot 2 is to the south. The garden areas for both plot 1 and 2 are to the south. The existing access point would be retained to the east of the site.

History of Negotiations

The case officer contacted the agent with comments provided by KC Conservation and Design.

Planning History

Relevant planning history for this site is summarised as follows:-

2026/92217 - Listed Building Consent for alterations to convert one dwelling to two dwellings – pending consideration

2018/94180 - Listed Building Consent for change of use of barn to a dwellinghouse, formation of new access, and for a new detached double garage for adjacent property. – Approved

2018/93917 - Alterations & Change of use of barn to a dwellinghouse (Listed Building). – Approved

2018/93894 - Listed Building Consent for change of use of barn to a dwellinghouse, formation of new access, and for a new detached double garage for adjacent property. – Refused

2007/92270 - Listed Building Consent for alterations to existing cottage.– Approved

2007/92269 - Alterations to existing cottage (listed building). – Approved

Publicity & Representations

The application has been advertised by newspaper advertisement, site notice and on the Council's website in accordance with the Council's adopted Development Management Charter which incorporates the requirements of article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

The application has been publicised as affecting the setting of a listed building.

Final publicity date expired: 8 November 2026.

No representations were received as a result of the publicity.

Parish/ Town Council Comments

N/A.

Consultations

KC Ecology: no comments.

KC Conservation and Design: no objection, however recommend for the French doors to the rear / west facing elevation to be constructed from timber.

Highways Development Management: No objection

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

Allocation & Policies

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) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

The application site falls within the Green Belt and also falls within an area with a known presence of bats and identified by the Coal Authority as being at low risk of ground movement as a result of former mining activity.

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP 3 Location of New Development
- LP 11 Housing Mix and Affordable Housing
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design
- LP30 Biodiversity and Geodiversity

- LP35 Historic Environment
- LP51 Protection and Improvement of Local Air Quality
- LP52 Protection and Improvement of Environmental Quality
- LP57 The extension, alteration or replacement of existing buildings

Holme Valley Neighbourhood Development Plan

The following policies of this plan are considered most relevant:

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

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.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Considered to be of relevance to the consideration of this application are policies within the following chapters:

- Chapter 3 Decision Making Policies
- Chapter 4 Achieving Sustainable Development
- Chapter 5 Meeting the challenge of climate change
- Chapter 6 Delivering a sufficient supply of homes
- Chapter 13 Protecting Green Belt land
- Chapter 14 Achieving well designed places
- Chapter 15 Promoting sustainable transport
- Chapter 18 Managing flood risk and coastal change
- Chapter 19 Conserving and enhancing the natural environment
- Chapter 20 Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Kirklees Highways Design Guide (2019)
- Housebuilders Design Guide (2021)

- Nationally Described Space Standards
- Biodiversity Net Gain Technical Advice Note (2021)
- Planning Applications Climate Change Guidance (2021)
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)
- Holme Valley Neighbourhood Development Plan

Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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 interest which it possesses'

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon visual amenity
2. Impact upon residential amenity
3. Impact upon highway safety
4. Other matters
5. Representations
6. Conclusion

1 – Principle of development:

Policy LP1 of the Kirklees Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in Chapter 4 of the National Planning Policy Framework. Policy LP2 sets out that, in order to protect and enhance the character of places, all development proposals should seek to build on the opportunities and help address the challenges identified in the Local Plan.

Paragraph 1 of Policy S3 of the National Planning Policy Framework (NPPF) advises that *“decisions on development proposals should apply a presumption in favour of sustainable development. This means:*

- a. Policy S4 in this Framework should be applied when considering development proposals within settlements;*
- b. Outside settlements, policy S5 should be applied; and*
- c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.”*

In this case the site is outside a settlement boundary whereby policy S5 sets out only certain forms of development should be approved outside settlements unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

It is considered the proposal would fall under the exception set out under paragraph S5(1c), which sets out the reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building. In this case the existing external envelope of the building is retained in its entirety. No extensions or enlargements to the footprint or roofline are proposed. The subdivision is achieved primarily through the introduction/reinstatement of a party wall at ground, first and second floor levels to create two independent dwellings.

Accordingly, the proposal is considered to satisfy the exception set out under paragraph S5(1c), as it involves the subdivision of an existing lawful and substantial building without any increase to its external envelope, footprint or roofline.

In the case of applications for residential development such as this, the NPPF adds that policies will normally be considered ‘out of date’ if the Local Planning Authority cannot demonstrate a five year supply of deliverable housing land.

The Local Plan identifies a minimum housing requirement of 31,140 homes between 2013 and 2031 to meet identified needs. This equates to 1,730 homes per annum. National planning policy requires local planning authorities to demonstrate five years supply of deliverable housing sites against their housing requirement.

The 2025 update of the five-year housing land supply position for Kirklees shows 4.18 years supply of housing land, and the 2023 Housing Delivery Test (HDT) measurement which was published on 12/12/2024 demonstrated that housing delivery for Kirklees for the past three years (April 2020-March 2023) has fallen below the 75% pass threshold.

As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement, it is necessary to consider planning applications for housing development in the context of NPPF Paragraph 1 of Policy S3 which triggers a presumption in favour of sustainable development.

The Council's inability to demonstrate a five-year supply of housing land, or pass the Housing Delivery Test, weighs in favour of housing development but this has to be balanced against any adverse impacts of granting the proposal. The judgement in this case is set out in the officers assessment.

The proposal seeks planning permission for alterations to one dwelling to create two dwellings within Jackson Bridge, Holmfirth and would assist in meeting the housing needs of the Council. This would be 'in line' with the aims of Chapter 6 of the NPPF, which states that small developments such as this can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.

Policy LP7 of the Kirklees Local Plan states that should encourage the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value and a net density of at least 35 dwellings per hectare should be provided. Principle 4 of the Housebuilders Design Guide seeks to ensure a density of 35 dwellings per hectare or more is achieved. The proposal would see an increased density of the site, which is considered to be in accordance with these policies.

In terms of design, Policy LP24 of the Kirklees Local Plan is relevant, in conjunction with Chapter 14 of the National Planning Policy Framework. Policy LP24, together with the Housebuilders Design Guide SPD, suggests that proposals should promote good design by ensuring inter alia that the form, scale, layout, and details of all development respects and enhances the character of the townscape, heritage assets and landscape. Furthermore, it requires that proposals protect the amenity of future and neighbouring occupiers and promote highway safety and sustainability.

The proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway

safety. These issues along with other policy considerations will be addressed below.

2 – Impact upon visual amenity

Local Plan Policies LP1, 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 LP11 sets out that all proposals for housing, including those affecting the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *‘the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape’*.

Principle 5 of the Housebuilders Design Guide states, amongst other things, that buildings should be aligned and set-back to form a coherent building line and designed to front on to the street. To avoid dominating the street, principle 12 states parking to the front will need creative design solutions to be incorporated. Consideration of the use of locally prevalent materials is required by principle 13. The design of windows and doors to relate well to the street frontage and neighbouring properties is required by principle 14. Principle 15 sets out that the design of the roofline should relate well to the site context, including topography, views, heights of buildings and the roof types.

The NPPF offers guidance relating to design in Chapter 14 (achieving well designed places) whereby Paragraph 1 of NPPF Policy DP3 states: “Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features.”

Paragraph 1 of Policy DP3 of the NPPF sets out that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. Furthermore, Policy LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic

environment which contribute to the distinct identity of the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness.

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 applicant is seeking planning permission for alterations to convert one dwelling to two dwellings. The building is a Grade II listed building. The application is accompanied by a Heritage Impact Assessment dated June 2026 (Revision A, July 2026).

The proposed works include the removal of existing cement pointing by hand, without mechanical power tools, and its replacement with natural hydraulic lime mortar. Replacement windows and doors are also proposed, alongside internal alterations to facilitate the subdivision and reinstate the building's historic arrangement as two dwellings. The Heritage Impact Assessment identifies the building as historically comprising a pair of 'two-handed houses'. The proposed subdivision would reinstate this arrangement.

The submitted assessment sets out the proposed internal layout has been informed by the existing openings and historic internal walls. The works would make use of the existing internal volumes, floor levels and openings where possible. The subdivision would be achieved primarily through the introduction or reinstatement of a party wall at ground, first and second-floor levels to form two independent dwellings.

The external envelope of the building would be retained, with no extensions or changes to the footprint or roofline proposed. The existing stone walls, stone slate roof, gable copings and external architectural features would remain. Existing window and door openings would also be retained, with replacement joinery installed within them.

The existing stone-mullioned windows at first and second-floor levels would be retained, as would the semi-circular blocked opening within the apex of the left-hand gable. No other alterations to the principal elevations are proposed beyond those associated with the replacement joinery and subdivision.

The existing stone slate roof would be retained. Internal works to the roof structure would include thermal insulation to meet modern building standards. The Heritage Impact Assessment states that the insulation would be

compatible with the breathability requirements of the historic structure and could be removed in the future without harm to the historic fabric.

The Council's Conservation and Design Officer has been verbally consulted during the course of this application and has raised no objection in principle to the proposal. However, the Officer has recommended that the proposed French doors on the rear (west-facing) elevation should be constructed in timber.

The submitted plans identify powder-coated aluminium or timber as options for the proposed sliding doors, which would be sized to correspond with the existing window opening. The applicant's agent has advised that the west-facing elevation is exposed to prevailing weather conditions and that powder-coated aluminium is preferred on grounds of durability and performance. The agent has also noted that the doors would replace an existing modern uPVC window.

In considering the proposed material, consideration has been had to the location of the opening, the character of the elevation and the existing window to be replaced. The west-facing elevation is less prominent than the principal elevations, and the existing uPVC window is not identified as a historic feature. The proposed doors would be installed within the existing opening, with no change to the building's external envelope.

On this basis, officers consider that the use of powder-coated aluminium at this location would result in a limited degree of harm to the special architectural and historic interest of the listed building. The proposal would therefore need to be assessed against the public benefits arising from the works, including the reinstatement of the building's historic dual-occupancy arrangement and its continued residential use.

Officers consider that the identified harm would be less than substantial. Having regard to the limited extent of the works and the public benefits associated with the proposal, officers consider that the harm would be outweighed by those benefits. Subject to a condition requiring the replacement doors and windows to be appropriately recessed, the proposal is considered acceptable in terms of visual amenity and its impact upon the heritage asset.

It is therefore considered that, subject to condition, the proposal would not cause detrimental harm with regard to visual amenity and would accord with the aims of Policy LP24 of the Kirklees Local Plan, Principles 2, 5, 12, 13, 14, and 15 of the Housebuilders Design Guide SPD, and the aims of Chapter 14 of the National Planning Policy Framework. Furthermore, the proposal would

not cause any detrimental harm to the significance of the Kirkburton Conservation Area and would comply with Policy LP35 of the Kirklees Local Plan, Chapter 20 the NPPF and the requirements of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

3 – Impact on residential amenity:

Sections B and C of Policy LP24 state that alterations to existing buildings should: "...maintain appropriate distances between buildings' and '...minimise impact on residential amenity of future and neighbouring occupiers."

Chapter 17 of the NPPF seeks to ensure an acceptable impact of development proposals in relation to residential amenity.

Policy 2 of the HVNP sets out that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings and prevent or reduce pollution as a result of noise, odour, light and other causes. Light pollution should be minimised and security lighting must be appropriate, unobtrusive and energy efficient.

Policy P3(2)(b) seeks to ensure developments do not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers.

Principle 6 of the Kirklees Housebuilders Design Guide SPD states that: "Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking."

The Housebuilders Design Guide SPD also provides advised separation distances for residential properties:

- 21 metres between facing windows of habitable rooms at the backs of dwellings;
- 12 metres between windows of habitable rooms that face onto windows of a non-habitable room;
- 10.5 metres between a habitable room window and the boundary of adjacent undeveloped land; and
- For a new dwelling located in a regular street pattern that is two storeys or above, there should normally be a minimum of a 2 metres distance from the side wall of the new dwelling to a shared boundary.

Due to the location and nature of the alterations proposed, officers do not consider the proposal to cause any additional overlooking, overbearing or overshadowing harm to the residential amenity of nearby neighbouring

occupants. Therefore, it is considered that there would be no undue harm with regard to residential amenity.

Having considered the above factors, the development proposed would have an acceptable impact upon the residential amenity of the neighbouring occupants and would comply with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties, KDP 6 & 16 of the Housebuilders Design Guide SPD and the National Planning Policy Framework.

Impact on Residential Amenity of Future Occupiers

Consideration must also be given to the amenity of future residents of the proposed dwelling. Taking into account Principle 16 of the Kirklees Housebuilders Design Guide SPD which sets out that:

‘All new homes should aim to be accessible and adaptable homes to meet the changing needs of occupants over time in accordance with Building Regulations’ and that ‘All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity and living environments for future occupiers in accordance with Policy LP24’.

The Nationally Described Space Standard requires a minimum gross internal floor area of 90m² for a three-bedroom, three-storey dwelling. Both proposed dwellings would exceed this standard, with Plot 1 providing a gross internal floor area of 128m² and Plot 2 providing 141m². Each habitable room would also benefit from sufficient natural light, and private outdoor amenity space is proposed within the application site.

The proposal is therefore considered acceptable in terms of internal space provision, natural light and private amenity space, having regard to Policy LP24(b) of the Kirklees Local Plan, Principles 6 and 16 of the Council’s Housebuilders Design Guide SPD, and the National Planning Policy Framework.

4 – Impact on highway safety:

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 4 of TR6 of the NPPF states that development proposals should be refused if they would have a severe adverse impact on the transport network or an unacceptable impact on highway safety. The Council’s adopted Highway

Design Guide and Principles 12 and 19 of the Housebuilders design guide which seek to ensure acceptable levels of off street parking, adequate waste storage facilities are provided, are also considered to be of relevance.

Highways Development Management has been informally consulted during the consideration of the application and has confirmed that the conversion of the existing building into two three-bedroom dwellings is acceptable in highway terms.

The proposal would utilise the existing access onto Stalley Royd Lane. The submitted site plan identifies two parking spaces for each dwelling, with an electric vehicle charging point provided adjacent to each parking area. The plan also demonstrates sufficient space within the site for vehicles to turn and enter and leave the highway in a forward gear. Separate bin storage areas are proposed for each dwelling, with the collection presentation points identified on the site plan.

Whilst the site is not in a sustainable location and future occupiers would be likely to rely on private vehicles for a proportion of their journeys, the proposal would replace an existing six-bedroom dwelling with two three-bedroom dwellings. Having regard to the proposed parking provision, on-site turning arrangements, existing access and planning history of the site, officers consider that the development would not give rise to unacceptable parking or highway safety impacts.

Officers note that an area of hardstanding is proposed within the garden of Plot 2 to provide a parking space. Highways officers have requested a condition requiring the use of permeable surfacing for parking areas, which would be imposed should permission be granted.

In view of the above, it is considered that the proposal would not cause detrimental harm to the safe and efficient operation of the highway network, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan, Principles 12 and 19 in the Council's Housebuilders Design Guide SPD, guidance within the Council's Highways Design Guide SPD, and Chapter 15 of the National Planning Policy Framework.

5 – Other matters:

Ecology

Policy 13 (Protecting Wildlife and Securing Biodiversity Net Gain) of the Home Valley Neighbourhood Plan sets out that development proposals should demonstrate how biodiversity will be protected and enhanced including the

local wildlife, ecological networks, designated Local Wildlife Sites and habitats.

Chapter 19 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance. Whilst it is acknowledged that the site is located within an identified bat alert area, the proposals are relatively modest, and therefore considered unlikely that the proposals would have an impact on the bat population. An informative has been provided however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

A Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions. Unless exempt, every planning permission for minor sites granted pursuant to an application submitted after 02 April 2024 is deemed to have been granted subject to a pre-commencement condition requiring a Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to commencement of the development.

The applicant has identified the proposal as falling within the exemption category for small developments of 0.2 hectares or less, as stated in the application form. Having regard to the information submitted, officers consider the proposal to be exempt from the requirement to deliver a biodiversity net gain uplift. KC Ecology have been consulted on the proposal and confirm they have no comments to make.

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.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

6 – Representations:

None received

7 – Conclusion:

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.

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: 2026/92216

Officer Recommendation: APPROVE

Conditions

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 (as amended).

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, LP03, LP11, LP21, LP22, LP24, LP30, LP35, LP51, LP52 and LP57 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, Policies 1, 2, 12 & 13 of the Holme Valley Neighbourhood Development Plan and Policies within Chapters 3, 4, 5, 6, 13, 14, 15, 19 and 20 of the National Planning Policy Framework.

2. New windows shall be timber framed with a painted finish and set back in the reveal by 100-125mm and not fitted flush with the external wall. Obscured glazing shall have a plain etched finish and not be in patterned glass. The frames and glazing so approved by this condition shall be retained thereafter.

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 20 of the National Planning Policy Framework.

3. The fixed/sliding door to the west / rear elevation hereby approved shall be either timber or powder coated aluminium framed and set back in the reveal by 100-125mm and not fitted flush with the external wall.

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 20 of the National Planning Policy Framework.

4. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout to accord with Policies LP21 and LP22 of the Kirklees Local Plan, Principles 12 and 19 of the Council's adopted House Builders Design Guide, the Council's adopted Highways Design Guide and the policies within Chapter 15 of the National Planning Policy Framework

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

NOTE: This consent should be read in conjunction the allied Listed Building Consent and conditions granted under application no. 2026/92217.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	26/1311/01	-	12/08/2026
Existing Block Plan	26/1311/02	-	12/08/2026
Elevations as Existing	26/1311/04	-	12/08/2026
Floor Plans as Existing	26/1311/03	-	12/08/2026
Proposed Block Plan	26/1311/07a	-	12/08/2026
Elevations as Proposed	26/1311/06a	-	12/08/2026
Floor Plans as Proposed	26/1311/05a	-	12/08/2026
Application Form	-	-	12/08/2026
Climate Change Statement	-	-	12/08/2026

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. The case officer contacted the agent with comments provided by KC Conservation and Design.

LOW COAL

