

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:	2026/65/92217/W
Site Address:	Stalley Royd Farm, Stalley Royd Lane, Jackson Bridge, Holmfirth, HD9 7HX
Description:	Listed Building Consent for alterations to convert one dwelling to two dwellings
Recommending Officer:	Joanna Rednall

DECISION – GRANT LISTED BUILDING CONSENT

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-Oct-2026

THE SITE

Stalley Royd Farm, Stalley Royd Lane, Jackson Bridge, Holmfirth, HD9 7HX

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 within the Green Belt and is not within a Conservation Area.

THE PROPOSAL

Listed Building Consent 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.

PLANNING HISTORY

The planning history relates to the following planning applications

2026/92216 - 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

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 8 October 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) – no objection, however recommend for the French doors to the rear / west facing elevation to be constructed from timber.

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 it possesses'.

The site is within the Green Belt 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.

- Chapter 4 Achieving sustainable development
- Chapter 14 Achieving well-designed & beautiful places
- Chapter 20 Conserving and enhancing the historic environment

ASSESSMENT

The application site is a Grade II Listed Building. Permission is being sought for alterations to convert one dwelling to two dwellings.

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.

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 96 (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 application is seeking Listed Building Consent for the subdivision of the existing dwelling into two separate residential dwellings, together with associated internal and external alterations. 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 concluded that the proposed development accords with the requirements of 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).

Conclusion

The proposed development, being for alterations to convert one dwelling to two dwellings is considered to preserve the special character of the listed building. Approval is therefore recommended.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2026/92217

Officer Recommendation: APPROVE

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, the Council's adopted Highways Design Guide and the policies within Chapters 4, 14 & 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.

Note: This consent should be read in conjunction the allied planning permission and conditions granted under application no. 2026/92216.

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.