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:	**2026/62/92243/W**
Site Address:	68, Wellhouse Green, Wellhouse, Huddersfield, HD7 4ET
Description:	Installation of air source heat pump with associated works (Listed Building within a Conservation Area)
Recommending Officer:	Ellen Gilbert

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: 16-Nov-2026

THE SITE

The application site relates to 68 Wellhouse Green, Wellhouse, Huddersfield, HD7 4AL, a semi-detached dwelling constructed in natural stone beneath a pitched roof in grey stone slate. The dwelling features a rendered northeast elevation with a front extension in the form of a porch. The principal elevation features narrow rows of fenestration in a vernacular style, characteristic of the Colne Valley.

The dwelling is Listed and is situated on an elevated position along Upper Wellhouse Road. The dwelling is situated at the end of a traditional street of weaver's cottages forming part of the Wellhouse Conservation Area.

THE PROPOSAL

The applicant is seeking planning permission for the installation of an air source heat pump with associated works.

The proposed will be situated to the North East elevation of the dwelling and will measure approximately 1 metre in height and 1.2 metres in length. The main external unit will sit at the front left of the house in view of the closest main highway but faced away from the road. The primary pipe route (hot and cold feed) from the heat pump will enter into the porch via 2x 70mm holes, approximately 1 metre above the height of the proposed heat pump.

PLANNING HISTORY

The relevant planning history for this site is summarised as follows:-

- 99/93011 - LISTED BUILDING CONSENT FOR ERECTION OF STORM PORCH (WITHIN A CONSERVATION AREA) – Consent granted
- 99/93010 - ERECTION OF STORM PORCH (LISTED BUILDING WITHIN A CONSERVATION AREA – Approved
- 2006/90285 - LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS (WITHIN A CONSERVATION AREA) – Consent Granted
- 2025/93488- Listed Building Consent for Installation of 4.19Kw Solar PV System (within a Conservation Area)- Consent Refused
- 2026/92257 - Listed Building Consent for installation of air source heat pump with associated works (within a Conservation Area) – Pending consideration

PUBLICITY & REPRESENTATIONS

The application has been publicised in accordance with Councils adopted Development Management Charter which incorporates the legislative publicity requirements of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).
As such, this application has been publicised via site notice and in the press as affecting the setting of a conservation area and listed building. The site notice expired on the 27th of September 2026 and no representations were received. The final publicity date of the press advertisement expired on 2nd October 2026 and no representations were received.

CONSULTATIONS

KC Conservation and Design: No objections.

A detailed assessment of the submitted comments is covered in the following report.

ALLOCATION & POLICIES

The site is located within Wellhouse Conservation Area, is a Listed Building and is situated within a Bat Alert Zone and Twite Buffer.

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

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP24 Design
LP30 Biodiversity and Geodiversity
LP35 Historic Environment
LP52 Protection and improvement of environmental quality

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: -

Chapter3 Decision Making Policies
Chapter4 Achieving Sustainable Development
Chapter5 Meeting the challenge of climate change
Chapter14 Achieving well designed places
Chapter17 Pollution, public protection and security
Chapter19 Conserving and enhancing the natural environment
Chapter20 Conserving and enhancing the historic environment

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

Section 17 of the Crime and Disorder Act 1998 (as amended)

The Conservation of Habitats and Species Regulations 2017

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas.

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

1 – Principle of development:

Policy LP1 of the KLP 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. The objectives of the policies in chapter 4 are to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements. For proposals within settlements policy S4 sets out development should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

The site is located within Wellhouse Conservation Area and therefore Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant. The Act requires that Local Planning Authorities to pay special attention in order to preserve or enhance the character and setting of buildings or land within a Conservation Area. This relates to Policy LP35 of the Local Plan and Chapters 19 and 20 of the National Planning Policy Framework regarding the historic environment.

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 case, the principle of altering the existing dwelling is acceptable and shall be assessed against the applicable material planning considerations within the following report.

2 – Impact on character and appearance of the area

Policy LP24 of Kirklees Local Plan seeks to ensure development is of a suitable design. Chapter 14 of the NPPF sets out the objective to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

Policy HE9 of the NPPF relates to Conservation Areas and states proposals within or affecting the significance of conservation areas should retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible and consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development. In addition, Policy HE7 relates to non-designated heritage assets and confirms proposals which would have a positive effect on a designated heritage asset should be supported and where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

In terms of visual amenity, general design considerations are set out in Policy LP17 and LP24 and LP35 of the Local Plan, and Chapter 14 of the NPPF, which seek to secure good design in all developments by ensuring that they respect and enhance the character of the area, heritage assets and protect visual amenity.

KC Conservation and Design were formally consulted on the proposal and raised no objection, given the size and scale of the proposal as well as the dwelling's position situated close to the road and set at a lower level. A visit by the case officer confirmed that, because of the boundary treatments which act as a visual buffer, the proposed heat pump would be partially hidden. KC Conservation stated that the proposed colour of solely dark grey is acceptable, would be reversible and as minimalist as possible and not prominent within the Conservation Area. A condition has been included to ensure this in the instance of permission being granted.

As such, the proposed scale, form, height, design, finish and site are considered to be acceptable in this case and would not cause harm to the Listed Building or Conservation Area, therefore would be in accordance with Policies LP24, LP35 of the Kirklees Local Plan and the NPPF. It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

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

Kirklees Local Plan policy LP52 requires, amongst other things, that noise emissions are acceptable.

For current and future occupiers, it is considered that the proposed works would secure the continued beneficial and viable use of the dwelling, improve its energy efficiency as a family home, and support its long-term conservation as a residential property. Overall, it is considered that the proposal allows for a historic property to benefit from modern low-carbon technology without requiring major alterations to the building. It is considered that the proposal has been designed in a manner that preserves the significance of the listed building and its contribution to the Wellhouse Conservation Area, whilst ensuring that the building remains capable of meeting contemporary living requirements

A Noise Assessment Report has been submitted as part of the application along with a Design and Access Statement. In terms of neighbouring impact, the proposed heat pump and associated Noise assessment has determined a result of 36/0db. In addition, the location and size of the unit have been positioned to minimise potential noise impact on neighbouring properties and is to be installed in accordance with the manufacturer's requirements. A condition will be imposed to ensure the ASHP proposed is installed in line with the noise standards set out in the document 'MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises. This condition will ensure the noise of the ASHP Is controlled and will not exceed existing background noise levels (above 37db).

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan, and advice within Chapter 17 of the National Planning Policy Framework.

5 – Other matters:

Ecology

Policies within chapter 19 of the National Planning Policy Framework are relevant and seek to influence the design and location of new development to help drive nature's recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth.

The Conservation of Habitats and Species Regulations 2017 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 and twite buffer area, the proposals are relatively modest and are not considered to have a detrimental impact on bird or bat populations and habitats.

Climate Change

Chapter 5 of the NPPF sets out policies relating to meeting the challenge of climate change. The objective of the policies in chapter 5 are details as being to support the transition to net zero by 2050 and to shape places in ways which are more resilient to the effects of climate change. It does this by setting out policies to shape places in ways that contribute to radical reductions in greenhouse gas emissions and adapt to the full range of current and potential impacts of climate change, by minimising vulnerability and improving resilience.

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. 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.

A climate change statement accompanies this application. This details several measures to be undertaken which, when considered in the context of the requirements of building regulations for the development, is considered sufficient in this regard.

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: 2026/92243

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, LP21, LP22, LP24, LP30 & LP35 of the Kirklees Local Plan, and Policies within Chapters 3, 4, 5, 14, 15, 17, 19 & 20 of the National Planning Policy Framework.

2. The air source heat pump hereby approved shall be finished and thereafter maintained in a dark grey colour. The colour finish approved by this condition

shall be retained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of preserving the character, appearance and significance of the building and its setting in accordance with Policies LP01, LP02 & LP24 and LP35 of the Kirklees Local Plan, and policies within Chapters 14 and 20 of the National Planning Policy Framework.

3. The Air Source Heat Pump hereby approved shall be installed in accordance with the noise standards set out in the document 'MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises' and retained as such thereafter.
Reason: To ensure the development has an acceptable impact as a result of noise emissions to accord with policies LP24 and LP52 of the Kirklees Local Plan and policies within Chapter 17 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	PP-15150506v1		17/08/2026
Proposed Plan	A7026/2		17/08/2026
Existing Plan	A7026/1		17/08/2026
Existing and Proposed Elevations	A7026/3		17/08/2026
Block Plan	A7026/4		17/08/2026
Climate Change Statement			17/08/2026
Noise Assessment			17/08/2026
Conservation/Heritage Assessment			17/08/2026
Design and Access Statement			17/08/2026

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 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.