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:	**2026/62/92414/W**
Site Address:	30A, Huddersfield Road, Holmfirth, HD9 2JS
Description:	Change of use of part of premises to self contained holiday let unit (within a Conservation Area)
Recommending Officer:	Joshua Merriman

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.

Danielle Cooper

AUTHORISED OFFICER

Date: 10/11/2026

Officer Report – 2026/92414

DECISION LEVEL:

This is a Schedule 2 Application. As the proposal does not relate to a change of use relating to:

- Class C2 (Residential Institutions) i.e. Children's Homes
- C4 House of Multiple Occupation
- Class F.1 (f) for, or in connection with, public worship or religious instruction
- Sui generis – class within its own which includes Public Houses and Hot Food Takeaways

this application will be determined under the delegated procedure in accordance with the Council's constitution.

Site Description

The application site refers to 30A, Huddersfield Road, Holmfirth, HD9 2JS, a three-storey property with basement faced in natural stone, with a pitch stone slate roof, and timber windows and doors. The application property lies within a relatively uniform street scene, surrounded by properties of a similar character and appearance, respecting the Holmfirth Conservation Area, however, some properties are of a smaller scale than the application property. The site benefits from an access to the rear, as well as the primary pedestrian access to the front.

Description of Proposal

The Scheme

The applicant is seeking permission for Change of use of part of the premises to a self-contained holiday let unit (within a Conservation Area).

The development will see a re-development of the lower ground floor level in the building, losing an office, store, lobby and storage area for a self-contained holiday let comprising a kitchen, lounge, bedroom and living area, and shower/wc.

There will be no external changes to the property, and residential use will be contained to the lower ground floor level. The existing tea room will be retained. The existing uses of upper floor will be retained.

The site is located within Holmfirth Town Centre and is identified as a secondary shopping frontage.

The upper levels of the building will remain as existing.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Conservation/Heritage Assessment
- Supporting Statement
- Climate Change Statement
- Flood Risk Assessment
- Planning Statement
- Additional Information

History of Negotiations / Amendments Received

Officers initially recommended the addition of a noise condition, ensuring that the property was soundproofed to at least 55dB, however, following discussions with officers, considering that the unit will not be permanently occupied given its use as a holiday rental, and the property neighbours are comparatively low noise emitting commercial uses, it is considered that a noise condition of this nature was not considered necessary to impose.

Furthermore, officers initially requested that no more than 2 occupants inhabited the property at any one time, however, following a review of National Space Standards, and additional information being provided by the applicant that accommodation would be provided in the living area, it is considered that the space proposed meeting the standards for 3 occupants would be suitable in this case on balance.

Relevant Planning History

The most relevant planning history relates to the following planning applications

87/05405 - Erection of illuminated projecting sign – Consent Granted.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter

The application has been publicised as 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 23/10/2026

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

KC Highways Development Management (Informal) – No objections.

Officer Note: Although the application site is located within the Holmfirth Conservation Area, a consultation with KC Conservation & Design was not considered necessary as there will be no external changes to the property.

Allocation and Policy

The site is allocated in the Holmfirth Conservation Area within the Kirklees Local Plan (adopted 2019). The site is also located within the Strategic Green Infrastructure Network, Holmfirth Town Centre, is designated as Secondary Shop Frontage, and is located within a bat alert layer and area with swift nesting.

The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

LP1 Achieving Sustainable Development
LP2 Place Shaping
LP13 Town Centre Uses
LP14 Shopping Frontages within Kirklees
LP15 Residential use in town centres
LP21 Highway and Access
LP22 Parking
LP24 Design
LP30 Biodiversity and Geodiversity
LP31 Strategic Green Infrastructure Network
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 lies within Landscape Character Area 4 (River Holme Settled Valley Floor) of the Holme Valley Neighbourhood Development Plan, they key characteristics of which are listed below:

- Framed views from the settled valley floor to the upper valley sides and views across to opposing valley slopes and beyond towards the Peak District National Park.
- Boundary treatments comprised largely of millstone grit walling. The stone walling which runs parallel with Upperthong Lane is representative of local vernacular detailing.
- A network of Public Rights of Way (PRoW) including the Holme Valley Riverside Way which follows the River Holme from Holmbridge through Holmfirth and downstream. National Cycle Route no. 68 follows minor roads through Upperthong towards the centre of Holmfirth before climbing the opposing valley slopes.
- Mill ponds reflect industrial heritage and offer recreation facilities.

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 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.

Chapter4	Achieving Sustainable Development
Chapter5	Meeting the challenge of climate change
Chapter14	Achieving well designed places
Chapter15	Promoting sustainable transport
Chapter19	Conserving and enhancing the natural environment
Chapter20	Conserving and enhancing the historic environment

Supplementary Planning Documents / guidance

Kirklees Highway Design Guide (adopted November 2019)
Holme Valley Neighbourhood Development Plan – 2021

The Biodiversity Net Gain Technical Advice Note

Legislation

The Town & Country Planning Act 1990 (as amended).
The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
The Planning and Compulsory Purchase Act 2004.
The Conservation of Habitats and Species Regulations 2017

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 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.

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 the NPPF.

National decision-making policy S3: Presumption in favour of sustainable development 1. 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.

The site is located within the Holmfirth Conservation Area on the Kirklees Local Plan. 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 the National Planning Policy Framework. LP1 goes on further to stating that:

> *The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

Policy LP2 of the KLP sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan.

As the site is located within the Holmfirth Conservation Area; therefore Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 needs to be considered, which requires 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.

LP35 states that:

‘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’.

National decision making Policy: S4: Principle of development within settlements 1. Development proposals within settlements 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 dimensions of sustainable development will be considered throughout the proposal.

In terms of extending and making alterations to a property, Policy LP24 of the KLP is relevant, in conjunction with Chapter 14 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety.

Kirklees Local Plan Policy LP13 states that *‘Proposals which would have an significant adverse impact on surrounding centres shall not be supported’.*

In addition, Kirklees Local Plan policy LP14 states that *‘Secondary Frontages are frontages within and adjacent to the Primary Shopping Area in Principal and Town Centres that are not designated as Primary Shopping Frontages. These frontages are characterised by a mix of retail and other ‘main town centre uses’. Within the Secondary Shopping Frontages as defined on the Town Centre Maps, at street level, proposals for retail and other main town centre uses will be acceptable provided they meet criteria a, taking into account criteria b and c:*

a. whether the proposal would lead to a dominance of non-retail uses in a particular frontage which would undermine the retail core and function of the Primary Shopping Area;

b. the nature of the proposed use, including the associated level of activity, hours of operation, whether a shop front would be incorporated and whether it would complement neighbouring uses; and

c. in all cases proposals and changes of use shall seek to either retain, enhance or replace to improve shop front design and layout.’

Furthermore, LP15 of the Kirklees Local Plan states that:

the protection of primary shopping areas, primary and secondary shopping frontages, and space for other main town centre uses within the defined

centre. Residential proposals in these areas shall normally only be permitted on upper floors, and shall not prejudice existing established uses;

The proposal would not change the existing shopping frontage at street level from Huddersfield Road, with the changes to the building being internal at the lower ground floor level only. In addition, the existing secondary shopping frontage facing Huddersfield Road would be retained as a rea room with part of the existing lower ground floor level to be retained for the tea room use also. As a result, it is not considered that the proposal would lead to a dominance of non-retail uses along the frontage, the use would not be unsympathetic to current uses in the area, and the existing shop front design and layout would be retained. As such the vitality of Holmfirth Town Centre will not be hindered by the proposal and it will bring tourism to the area. In addition, the proposal will ensure the residential use is at the lower ground floor level and as such the proposal is considered to comply with policies LP13, LP14 and LP15 of the Kirklees Local Plan.

Considering the above policy, the principle of the development is considered to be acceptable.

2 – Impact on character and appearance of the area (including impact upon historic environment):

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.

National policy DP3 of the NPPF requires development to respond positively to its context and contribute to the creation of well-designed places, having regard to matters including local character, built form, appearance and materials. Development which is not well designed should be refused when assessed against national and local design policies and guidance. Policy DP4 further requires design quality to be considered throughout the assessment and delivery of development proposals.

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'.*

Historic Environment

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. This is echoed within policy LP35 of the Kirklees Local Plan and Chapter 20 of the NPPF.

LP35 of the Kirklees Local Plan requires that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.

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'.

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 (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.

As there are to be no external changes to the property, it is considered that there will be no impact upon the character of the building itself or the surrounding Holmfirth Conservation Area. Considering this, there will be no impact upon visual amenity.

Considering the above assessment, the proposed alterations are considered to be acceptable with regard to visual amenity.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

"…maintain appropriate distances between buildings' and *'…minimise impact on residential amenity of future and neighbouring occupiers."*

Policies within Chapter 17 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers

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

All works to the property are internal and therefore not of a large enough scale to have impacts upon neighbouring properties by way of overshadowing and overbearing or impacts upon light or outlook. All internal work in the building will have no bearing upon neighbouring occupants as they will not cause overlooking or impact on the privacy of neighbours.

With regard to the occupants of the property, it is noted that the surrounding units are primarily commercial, however, the hours of operation for neighbouring businesses range between 8am-7pm, which is not considered to significantly impact the residential amenity of the holiday lets occupants.

Moreover, given the unit will not be permanently occupied, it is considered that any impacts will be lessened in this instance, and the location of a residential unit in this area is acceptable with regard to noise on balance.

Furthermore, a condition will also be added to any forthcoming permission stating that the residential property shall only be occupied by a maximum of 3 people at any one time as per the National Space Standards.

Subject to condition, the proposal is considered to comply with the relevant policy listed above and is acceptable regarding residential amenity.

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, Chapter 15 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

It should be noted that although nothing specific is detailed on the submitted plans, the site will retain adequate space for waste storage.

The proposal will provide holiday accommodation within Holmfirth Town Centre. It is noted that there is no on site parking linked to the application site. KC Highways Development Management have been consulted informally and have deemed the existing arrangements to remain acceptable given there is public parking within Holmfirth Town Centre that can be utilised rather than parking at the site which likely could not be accommodated.

There are also ample waste storage and collection arrangements to the rear of the site.

The development is set back adequately from the highway and as a result will have no significant impact upon highway safety.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, Principle 15 of the Council's Street Design Guide and Chapter 15 of the National Planning Policy Framework.

5. 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 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. 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 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.

6. Other Matters

Impact upon Ecology

Chapter 19 of the National Planning Policy Framework is 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 roosting area and swift nesting area, the proposals are relatively modest, and in this case would not impact upon the existing roof space which has the potential for providing a roost for bats and swifts. Therefore, it is considered unlikely that the proposals would have a significant impact on the bat or swift populations. An informative would be included making the applicant aware that if bats or swifts 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. Subject to informative the proposal is considered to be acceptable in this regard.

Flood Risk

As the building is existing and the proposal is for the change of use of the existing lower ground floor, it is considered that there will be no increased risk of flooding as a result of this, despite the property's close location to the nearby River Holme. As a result, there is considered to be no significantly increased flood risk.

Furthermore, Policy F5 of the NPPF states that as the proposal is a change of use, no sequential test assessment in relation to flood risk is necessary.

A flood risk assessment has been submitted by the agent, and it is noted that marginal parts of the site fall within flood zone 2. Given that the proposal

constitutes a change of use whereby the site is predominantly located outside of flood zone 2, the proposal is not considered to give rise to any concern of flooding and is therefore accepted.

7. Representations

No representations have been received.

8. 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, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation CONDITIONAL FULL PERMISSION

Decision Authorisation: Delegated Powers

Application Number: 2026/92414

Officer Recommendation: Conditional Full Permission

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).

2. 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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP3, LP10, LP21, LP22, LP24, LP30, LP51, and LP52 of the Kirklees Local Plan, Policies 1, 7, 10, 12 & 13 of the Holme Valley Neighbourhood Development Plan and policies within Chapters 4, 5, 12, 13, 14, & 19 of the National Planning Policy Framework.

3. The development hereby permitted shall be occupied by no more than 3 guests at any time.

Reason: For the avoidance of doubt as to what is being permitted, in the interests of the amenity of the occupiers of the accommodation and the amenity of neighbouring occupiers and in the interests of highway safety to accord with policy LP24 of the Kirklees Local Plan and Policies within Chapters 14 of the National Planning Policy Framework.

4. The development hereby permitted shall be occupied by, or let to, the same person for a continuous period of time not exceeding 90 days with a requirement to have a minimum of 14 days no return between bookings for the same person and shall not be occupied by any person(s) as their sole or main place of residence.
Reason: For the avoidance of doubt as to what is being permitted, in the interests of the amenity of the occupiers of the accommodation to accord with Policy LP24 of the Kirklees Local Plan and Policies within Chapter 14 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: The applicant is advised that under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2018, the developer is required to take account of the timing of works in relation to the bird breeding season. An inspection to check for the presence of nesting birds is advised if demolition and/or site/vegetation clearance works are likely to take place during the bird breeding season (1st March to 31st August inclusive). If swifts are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	B	-	10/09/2026
Block Plan	C	-	10/09/2026
Existing Floor Plans	Da	-	10/09/2026
Proposed Floor Plans	Db	-	10/09/2026
Proposed Site/Block Layout	6a	-	10/09/2026
Application Forms	-	-	10/09/2026
Covering Letter	-	-	10/09/2026
Additional Information	-	-	10/09/2026
Planning Statement	E	-	10/09/2026
Flood Risk Assessment	H	-	10/09/2026
Climate Change Statement	G	-	10/09/2026

Plan Type	Reference	Version	Date Received
Supporting Statement	F	-	10/09/2026
Conservation/Heritage Assessment	I	-	10/09/2026

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: 09/11/2026