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:	**2026/65/92552/W**
Site Address:	Stubbin Farm, 94, Stubbin Road, Marsden, Huddersfield, HD7 6NB
Description:	Listed Building Consent for further updates to a current listed building consent reference 2025/65/93353/W, including new conservation wall vents, amended barn door glazing configuration, amended thermal upgrade to walls below ground level, replacement purlins and removal of existing rafters to farmhouse
Recommending Officer:	Sheena Campbell

DECISION – CONSENT GRANTED

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Helen Bower

AUTHORISED OFFICER

Date: 05-Nov-2026

Officer Report

THE SITE

This Grade II listed farmhouse and barn date back to 1772.
The property has the following listed description: “1772 (datestone). House and barn. Hammer dressed stone. Quoins. Pitched stone slate roof. Two storeys (back to earth). North elevation: Ground floor: two doorways with stone surrounds and tie-stones (one in modern porch); one 3-light stone mullioned window; one 5-light stone mullioned window (central sash). First floor: three 3-light stone mullioned windows. Barn has large central doorway with semicircular arch with keystone with inscription '1879' and small light over. Small doorway with large stone lintel with inscription: T K M K 17 7 2 Lean-to extension to east.”
The application site is not located within a Conservation Area.

THE PROPOSAL

The proposal follows a number of previous consents for the barn conversion and now is for further amendments including new conservation wall vents, amended barn door glazing configuration, amended thermal upgrade to walls below ground level, replacement purlins, removal of existing rafters to farmhouse. Previously consent was also granted for removal of ceiling in house to expose timbers, replacement of existing timber windows with double glazed timber windows.

History of negotiations / amendments received

Requested Structural Survey/Advice.

PLANNING HISTORY

The most relevant planning history relates to the following applications:
88/01570 - Listed Building Consent for demolition of porch and erection of replacement porch – Consent Granted.
91/02244 - Change of use of barn to form extension to existing dwelling – Conditional Full Permission.
95/91120 - extension of existing hardstanding including excavation and landscaping works (curtilage of Listed Building) – Conditional Full Permission.
97/90971 - Change of use of barn to extend existing dwelling (Listed Building) – Conditional Full Permission.
2003/93287 - Re-use and adaptation of existing barn to extend existing dwelling (Listed Building) – Conditional Full Permission.
2003/93288 - Listed Building Consent for re-use and adaptation of existing barn to extend existing dwelling – Consent Granted.

Access Considerations

No alterations to access details.

Climate Change Emergency

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.

CONSULTATIONS

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

REPRESENTATIONS

The application has been publicised by site notice and newspaper advertisement in accordance with the Council's adopted Development Management Charter. The expiry of the advertisement period was

Site notice: 9/10/2026
Publicity: 23/10/2026

No comments received.

POLICIES

The building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) applies. This 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'.

It is considered that the following policy and legislation is applicable to the determination of this application.

Kirklees Local Plan

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

LP 1 – Achieving Sustainable Development
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) updated 17 August 2026, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The following chapters of the NPPF are considered relevant to this application:

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

ASSESSMENT

The proposal follows a number of previous consents for the barn conversion and now is for further amendments including new conservation wall vents, amended barn door glazing configuration, amended thermal upgrade to walls below ground level, some replacement purlins, removal of existing rafters to farmhouse. Previous consents included removal of ceiling in house to expose timbers and replacement of windows with double glazed timber windows. Specialists have supplied reports and statements in support of the methods proposed. The specialists consider that as the barn is subject to high external ground levels at the rear and partially to the side, the structural engineer has advised retention of concrete floor slab in the barn, they propose a Type C drained protection system utilising cavity drain membranes to walls/floors incorporating perimeter drainage channel with gravel. The system proposed is fully reversible and is suitable for use in listed and historic buildings rather than other alternatives. They state the system would help to reduce condensation, rather than conventional render systems.

Specialists advise the following,
The roof is comprised of 2 number queen post trusses supporting 4 rows of purlins (2 to each slope) which in turn are supporting common rafters. There are widespread infestations and minor surface decay in areas of water ingress in the past. Most timber purlins are of adequate size and section, but 3 purlins are non-uniform and vulnerable, so should be considered for swapping or additional alongside, taking advice from the structural engineer. Common rafters need checking closely when access is available.

The proposed works are considered to be acceptable under the circumstances with the height of the ground level and the house and barn being back to earth. Clarification has been provided that only the 3 purlin sections would be replaced as required by the structural engineer's advice. The alterations to create opening windows within the arch and ventilation to the barn are considered acceptable in this case and would not compromise the character and appearance of the traditional barn. Conditions are imposed to ensure the conversion details respect the character, appearance and performance of the barn/house for avoidance of doubt.

Chapter 14 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Policy LP35 of the Kirklees Local Plan and Chapter 20 of the National Planning Policy Framework are relevant.

Policy LP35 states the following:-

'development proposals affecting a designated heritage asset…should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.'

Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that*: "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

The objective of Chapter 20 of the NPPF is set out as being to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource, and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Policy HE4(2) of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in 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 (stating the degree of harm) and whether this would be 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.

It is therefore concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 3,4, 14 and 20 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Conclusion
The proposed development including new conservation wall vents, amended barn door glazing configuration, amended thermal upgrade to walls below ground level, replacement purlins, removal of existing rafters to farmhouse, is considered to minimise impact to preserve the special character of the listed building. Approval is therefore recommended.

Recommendation APPROVE

Decision Authorisation - Delegated Powers

Application Number – 2026/92552

Officer Recommendation – Approve

Conditions and Reasons:
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.

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 to accord with Policies LP2, LP24, LP35 of the Kirklees Local Plan, the Council's adopted Local Plan and the policies within Chapters 3, 4, 14 and 20 of the National Planning Policy Framework.

3. The new timber windows in the arched barn door shall be recessed within the stone by at least 150mm or to match existing. The opening windows shall be flush with the timber frame. All double-glazed units shall be slim in section, with 4mm glass and an 8mm gap with black spacer bars with no visible trickle vents. The timber shall be finished in dark brown or colour to be agreed in writing prior to commencing this element.

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 Local Plan and the policies within Chapters 3, 4, 14 and 20 of the National Planning Policy Framework.

4. Any pointing should be carried out using a lime-based mortar. Stonework should be repointed in an appropriate lime mortar mix (that is, one weaker or softer than the adjacent masonry) specified for the joint width, stone type and level of exposure. The pointing shall be finished flush or slightly recessed. Note: Weatherstruck, strap or ribbon pointing is not permitted. No power tools shall be used to remove the existing mortar and the joints shall not be widened.
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 Local Plan and the policies within Chapters 3, 4, 14 and 20 of the National Planning Policy Framework.

5. For the avoidance of doubt, the stone shelving within the cellar shall be retained. Further details of the treatment of the cellar, including methods of ventilation and materials shall be submitted and agreed in writing prior to commencement of this element.
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 Local Plan and the policies within Chapters 3, 4, 14 and 20 of the National Planning Policy Framework.

6. The replacement timbers shall be restricted to the three purlins indicated and common rafters unless further information is submitted and agreed in writing prior to commencement. The replacement timbers shall match the existing in terms of materials, and the purlins shall be replaced in oak unless otherwise agreed in writing.
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 Local Plan and the policies within Chapters 3, 4, 14 and 20 of the National Planning Policy Framework.

NOTE: In order to avoid damage to the Listed Building, care should be taken to introduce ventilation where appropriate and in the choice of materials and the use of appropriate lime mortars and plasters and details to avoid thermal bridging or other issues that may affect the breathability of the building and potential damp issues.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Block Plan	25076-03-P01		10 September 2026
Block Plan	25076-06-P01		10 September 2026
Existing Floor Plans	25076-01-P01		10 September 2026

Existing Elevations and Sections	25076-02-P02		10 September 2026
Proposed Floor Plans	25076-04-P06		10 September 2026
Proposed Elevations and Sections	25076-05-P04		10 September 2026
Design and Access Heritage Statement Rev A	25076		10 September 2026
Timbers Report	NE26245		14 September 2026
Waterproofing Report	NE26245		14 September 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 Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated: 5 November 2026

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