Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2026/65/92552/W

To: James Whipp,
ADP Architecture and Design Ltd
The Old Police Station
16, Bridge Lane
Holmfirth
HD9 7AN

For: S Bath

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-

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

At: STUBBIN FARM, 94, STUBBIN ROAD, MARSDEN, HUDDERSFIELD, HD7 6NB

In accordance with the plan(s) and applications submitted to the Council on 10-Sep-2026 subject to the condition(s) specified hereunder:-

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.

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Digital Infrastructure: Fibre To the Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high-quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.

- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speeder installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost-effective provision of fibre infrastructure in the future.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant, can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- **This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "*submitted to and approved in writing by the Local Planning Authority*".**

- **You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.**

- **This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.**

- **You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.**

- **It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.**

- **If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre-commencement condition.**

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate.You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: **05-Nov-2026**

Signed: 

David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2026/65/92552/W.

If a paper copy of the decision notice or decided plans are required, please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.
All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL