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:	**2026/65/92585/W**
Site Address:	15, Thick Hollins, Meltham, Holmfirth, HD9 4DQ
Description:	Listed building consent for replacement rear window frames
Recommending Officer:	Amanda Chester

DECISION – CONSENT REFUSED

I hereby authorise the refusal 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: 12-Nov-2026

THE SITE

15, Thick Hollins, Huddersfield is part of a Grade II listed terrace (13, 15, 17 Thick Hollins Road, list entry ID 1222845).

THE PROPOSAL

Replacement of rear window frames.

History of negotiations / amendments received

Correspondence between the applicant and the conservation officer has highlighted the inappropriateness of the choice of materials for the proposed replacement windows. The opportunity was given to the applicant to amend the proposal to a timber framed window, however no response was received from the applicant.

PLANNING HISTORY

2016/93477 - 13, Thick Hollins, Meltham, Holmfirth, HD9 4DQ- Listed Building Consent for relocation of boiler from first floor landing to kitchen, repositioning of flue on exterior and replacement of windows with double glazed wooden windows

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 30 October 2026.

Letters of Objection

None

Letters of Support

None

Letters of Comment

None

CONSULTATIONS

Consultation was undertaken with Meltham Town Council who had no comments on the proposals.

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

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 is possesses'.

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 August 2026, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

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

Permission is being sought for the replacement of two existing rear timber framed double glazed windows with two new uPVC double glazed windows.

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."*

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 contained within Chapter 20.

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. HE5(2) details that the assessment will need to identify if the proposal will have a positive effect, no effect, result in harm or substantial harm, 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 the 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 heritage statement which accompanies the application notes that the two windows which are the subject of this application are located on the rear elevation of the building and are therefore ‘less prominent in the public realm’ and that the rear elevation makes a ‘more limited contribution to the overall architectural presentation of the building’. It also notes that the existing windows are not of particular architectural interest. The statement concludes that the proposals will have a ‘very limited impact on the heritage significance of the listed building’ whilst improving the thermal performance of the building and providing a durable and low-maintenance solution.

Whilst it is noted that the proposals are confined to the rear elevation of the building, the arrangement of the terrace, perpendicular to the highway, means that the rear elevation of the building is still visible from the public realm. The existing timber frame windows are a modern addition with an unsympathetic glazing arrangement which is not in keeping with the historic character of the building. However, the replacement of these windows with uPVC windows would result in further harm to the heritage significance of the building by introducing a modern material to the historic building. uPVC is noticeably different to timber; it uses thicker profiles, different proportions and results in different textures than historic joinery which affects the integrity and authenticity of the listed building. It is noted that no. 13 Thick Hollins was given permission for timber framed windows as part of application 2016/93477 and there is an open enforcement investigation against no. 17 Thick Hollins for the unauthorized installation of uPVC windows (COMP/24/0422). This provides a context in which a precedent has been set for window replacement for this listed building being timber framed.

In accordance with NPPF Policy HE6(4) the harm to the significance of 13, 15, 17, Thick Hollins Road should be weighed against any public benefits resulting from the proposal. The introduction of uPVC windows has the potential to improve the energy efficiency of the listed building which would result in a negligible public benefit. However, it is considered that an improvement in energy efficiency could also be achieved through the introduction of slimlite double glazing or vacuum insulated glass within timber frames or the repair of the existing window frames with accompanying draughtproofing measures without causing harm to the significance of the listed building.

It is therefore concluded that the proposed development is in conflict with the requirements of policy LP35 of the Kirklees Local Plan, policies within Chapter 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 the replacement of rear window frames, is not considered to preserve the special character of the listed building. The application is therefore recommended for refusal.

Recommendation **REFUSAL**
Decision Authorisation - Delegated Powers

Application Number: 2026/92585

Officer Recommendation: Refuse consent

1. The use of uPVC for the replacement windows is not considered to be in keeping with the historic character of the building. This would harm the significance of the listed building. The introduction of this inappropriate material would diminish rather than preserve or enhance the special architectural and historic interest of the building. The application is therefore contrary to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy LP35 of the Local Plan. A clear and convincing justification has not been provided for the harm to significance of the listed building, resulting from the replacement of the timber windows with uPVC windows. The application is therefore contrary to Policy HE4(2) of the National Planning Policy Framework. Public benefits have not been demonstrated that would outweigh the harm to the significance of the listed building. The application is therefore contrary to Policy HE6(4) of the National Planning Policy Framework and Kirklees Local Plan Policy LP35.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Grouped plans and elevations	Window proposal (id 1158157)	n/a	21 September 2026
Location plan	TQRQM26258094434073	n/a	21 September 2026
Heritage statement	Id 1157631	n/a	15 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 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.

Report Dated: 11 November 2026