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:	**2026/65/92675/W**
Site Address:	65B, Westgate, Almondbury, Huddersfield, HD5 8XF
Description:	Listed Building Consent for alterations to convert garage to living accommodation to include new rooflight, window to ground floor and re-location of gas meters (within a Conservation Area)
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: 17-Nov-2026

Officer Report

THE SITE

65B, Westgate, Almondbury, Huddersfield, HS5 8XF

The application site relates to 65B Westgate, a former 18th Century barn, which now appears to be a terraced property. The property is a Grade II Listed Building which was formally No.65 but has since been split into two sperate properties comprising of a garage and utility at the ground floor and an open plan living area, bathroom and an open bedroom at mezzanine level. It is natural stone built to the front elevation with stone slate roof tiles and a stone chimney and is rendered on the rear elevation. It is situated off an unadopted access road which leads to the main 'Westgate' and the town centre of Almondbury.

The property is located within Almondbury Conservation Area and adjoins the Grade II Listed Building of 65A Westgate and is within the setting of other Listed Buildings to the north/northwest

THE PROPOSAL

The application is seeking a minor amendment to permission 2026/90664/5 which granted planning permission/Listed Building Consent for the conversion of a garage to living accommodation with new roof light, window and amended window size.

A subsequent application Ref. 2026/92000 sought amendments for the following:

- Omission of 2 rear ground floor windows
- Relocation of 1 new side window
- Increase in size of the roof light

This current proposal is another amendment to introduce a window to the utility space at ground floor and to relocate the gas meters (for the applicant and adjoining property) which are currently in the entrance recess to become semi-submerged externally.

History of negotiations / amendments received

No negotiations have been necessary.

PLANNING HISTORY

The most relevant planning history relates to the following planning applications:

2026/92008- Non material amendment to previous permission 2026/90664 for alterations to convert garage to living accommodation to include new rooflight and window and amended window size (Listed Building within a Conservation Area) Granted

2026/92000- Amendments to omit 2 rear windows, change location of side window, increase size of conservation rooflight. Granted

2026/90664/5- Alterations to convert garage to living accommodation to include new roof light and window and amended window size (Listed Building within a Conservation Area)- Conditional Full Permission Granted on 05/06/2026.

2025/91834: Nonmaterial amendment to previous permission 2024/93047 for conversion of garage to living space with new windows (Listed Building within a Conservation Area) – Approved

2025/91901: Listed Building Consent for conversion of garage to living space with new windows (Within a Conservation Area) – Consent granted
2024/93047: Conversion of garage to living space with new windows (Listed Building within a Conservation Area) – Conditional full permission
2024/93048: Listed Building Consent for conversion of garage to living space with new windows (Within a Conservation Area) – Consent granted
2003/90095: Listed Building Consent for installation of satellite dish (within a Conservation Area) – Consent granted

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: 23/10/2026
Publicity: 6/11/2026

Letters of Comment

One letter of support

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'.

The site is within Almondbury Conservation Area as identified within the Kirklees Local Plan (adopted 2019).

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 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 proposed works are a minor alteration to previously agreed schemes. The proposed work involves the creation of one rear ground floor window for light for the utility room (not a living area) and the addition of partially submerged gas meters at the front. Consequently, the proposed amendments are very minor in relation to the originally approved plans.

The proposal would see the alteration of the scheme to a minor degree. The alteration to create the small new utility window at the rear would not affect the visual appearance / impact upon the setting to an extent that it is materially different to the originally approved development. The concept of a west facing window on this property was previously approved under permission 2026/90664. At the front there is already a small low wall at the site of some pipes. The 2 new semi-submerged gas meters would have a negligible impact on the character and appearance of the listed former barn.

The proposed amendment to create a new utility window (not a living space) would not cause harm, would not present a disadvantage and would comply with the policies set out in the original case officer report. There would be no additional harm to the listed building.

The proposals currently proposed therefore do not cause any harm to the significance or special architectural and historic interest of the building. There is no impact on the Conservation Area.

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."*

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area. Policy HE9 of chapter 20 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.

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, being to create one new rear utility window and 2 semi-submerged gas meters is considered to preserve the special character of the listed building. Approval is therefore recommended.

Recommendation APPROVE

Decision Authorisation - Delegated Powers

Application Number – 2026/92675

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 external materials used for the development hereby approved including those used in the construction of the windows, window surrounds and infill works of the garage shall in all respects match those used in the construction of the existing building and be thereafter retained.
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. Notwithstanding the approved plans, the proposed roof light shall be of a conservation style and sit entirely flush with the roof plane.
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. All pointing shall use an appropriate lime mortar specified for the joint thickness, 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.

NOTE: In order to avoid damage to the Listed Building, care should be taken in the choice of materials and the use of appropriate lime mortars and plasters 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
Window & Door details	24 J 33 – 02 E		24 Sept 2026
Location Plan, Existing & Proposed Plans & Elevations	24 J 33 – 01 G		24 Sept 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: 16 November 2026

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