



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2002/65/91574/W3

To: D KRSKA

For: D KRSKA

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 RE-USE AND ADAPTATION OF BARN TO
EXTEND EXISTING DWELLING (WITHIN A CONSERVATION AREA)

At: 27 Outlane Netherthong, Holmfirth, Hd9 3eq.

**In accordance with the plan(s) and applications submitted to the Council on
8 May 2002, subject to the condition(s) specified hereunder:-**

(1) The development shall be begun not later than the expiration of five years beginning with the date on which permission is granted.

- (2) The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions.
 - (3) Any new areas of walling required shall be constructed of natural stone of a type, colour, profile and depth of coursing to match that of the existing walls.
 - (4) The roofing materials shall be stone slates.
 - (5) Adequate support shall be provided at all times to the walls and roof whilst building works/removal and replacement of the roof/the formation of new openings are being carried out to prevent total or partial collapse of the walls.
 - (6) Unless otherwise agreed in writing by the Local Planning Authority no light or other opening shall be made in any part of the wall(s) on the approved plan or in the roof of the buildings.
 - (7) All new window and door surrounds shall be of natural stone.
 - (8) The windows shall be set in a reveal and shall not be mounted flush with the front face of the building.
 - (9) All windows shall be timber single glazed fixed or side hung casements. Mouldings and timber sections shall be of a traditional design and profile. Details shall be agreed in writing by the Local Planning Authority before development commences.
 - (10) All external joinery shall have a painted finish in accordance with a colour scheme to be agreed in writing by the Local Planning Authority before development commences.
 - (11) Roof slates shall not be turned unless otherwise agreed in writing by the Local Planning Authority.
 - (12) Roof slates shall not have clipped edges.
 - (13) The gutters shall be timber and supported by black painted metal brackets
 - (14) Rainwater pipes shall be cast iron and shall be painted black, unless otherwise agreed in writing by the Local Planning Authority.
 - (15) Any pointing/repointing shall be carried out within the confines of the joint and shall be recessed and brushed with a stiff brush after initial soft setting. Strap or ribbon pointing shall not be used. A sample of the mortar mix and intended work shall be prepared for inspection (approximately 1 square metre) and shall be approved in writing before the pointing/repointing is carried out.
 - (16) Before development commences details of the proposed internal ground and first floor construction and materials shall be submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details and thereafter maintained
 - (17) Notwithstanding the details shown on the submitted plans, full details of the design of all new doors shall be submitted to and agreed in writing by the Local Planning Authority before development is first commenced.
 - (18) No development shall take place within the area indicated (the area of planning permission) until the applicant, or their agents or successors in title, has produced a photographic record of the building in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The record so obtained shall be deposited with the County Sites and Monuments Record prior to development commencing.
- The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are:-
- (1) Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - (2) So as to ensure the satisfactory appearance of the development on completion.
 - (3/4) To ensure that the proposed works are in keeping with the character and appearance of the listed building and to accord with Policy BE3 of the Unitary Development Plan.
 - (5) To ensure that the permission granted is not rendered inoperable and to accord with Policy BE3 of the Unitary Development Plan.
 - (6) In order to preserve the character and appearance of the Listed Building and to accord with Policy BE3 of the Unitary Development Plan.
 - (7/17) To ensure that the proposed works are in keeping with the character and appearance of the listed building and to accord with Policy BE3 of the Unitary Development Plan.
 - (18) To ensure that a satisfactory archaeological record of the building is made.

Dated: 4 Jul 2002

Signed:

A handwritten signature in black ink that reads "Keith Faragher". The signature is written in a cursive style with a large initial 'K' and 'F'.

Keith Faragher
Head of Planning Services

Address to which all communications should be sent:

Planning Services, PO Box B93, Civic Centre, Off Market Street, Huddersfield, HD1 2JR