



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2004/65/95150/W2

To: NORTHERN DESIGN PARTNERSHIP

For: MR MALIK

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 DEMOLITION OF EXISTING EXTENSION AND
ERECTION OF TWO STOREY EXTENSION AND INSTALLATION OF ROOFLIGHTS
(WITHIN A CONSERVATION AREA)

At: 162 Trinity Street Huddersfield, Hd1 4dx.

In accordance with the plan(s) and applications submitted to the Council on

11 Nov 2004, 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) The extension shall be constructed of coursed natural stone, the course depths to match those of the existing building. The stone including stone surrounds to door and window openings from the demolished extensions shall be re-used where possible.
- (4) The roofing materials shall be stone slates to match those on the existing building.
- (5) Notwithstanding the details shown on the submitted amended drawings, the ground floor front window shall be a double hung sash.
- (6) New windows shall be timber single glazed double hung sashes using cords, pulleys and weights. 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.
- (7) 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.
- (8) All external doors shall be timber with 4 panels using traditional method of construction. Details to be agreed in writing by the Local Planning Authority before development commences.
- (9) The stair balustrade shall be refurbished and thereafter retained.
- (10) Lime plaster shall be used for internal patch plastering.
- (11) Lime mortar for patch pointing should be recessed, no strap pointing and no angle grinders to be used for raking out joints.
- (12) Internal doors shall be replaced in accordance with details to be agreed in writing by the Local Planning Authority before development commences. (Details to accord with agreed scheme for internal doors for 164).
- (13) The roof lights shall be of a conservation style in accordance with details to be agreed in writing by the Local Planning Authority before development commences.

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 91 of the Town and Country Planning Act 1990.
- (2) So as to ensure the satisfactory appearance of the development on completion.
- (3/4) In the interests of visual amenity and to accord with Policies BE3, BE5 and BE13 of the Unitary Development Plan.
- (6/8) To ensure that the proposed works are in keeping with the character and appearance of the listed building and to accord with Policies BE3, BE5 and BE13 of the Unitary Development Plan.
- (9/13) 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.

NOTE This permission shall relate to the amended plan(s) submitted on 6 and 9 December 2004.

The decision to grant planning permission has been taken having regard to the policies and proposals in the Kirklees Unitary Development Plan set out below, and to all other relevant material considerations:

BE3 - Preservation of Listed Buildings BE5 - Preservation/enhancement of conservation areas.

BE13 - Extensions to dwellings (design principles) BE14 - Extensions to dwellings (scale)

NOTE 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 Telephone: (01484) 221550 for more information.

Dated: 5 Jan 2005

Signed:

A handwritten signature in black ink, appearing to read 'Keith Faragher'.

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