



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2013/65/90672/W

To: Michael Owens,
Fibre Architects Ltd
Buckden Mount
8, Thornhill Road
Edgerton
Huddersfield
HD3 3AU

For: M Peter

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 INSTALLATION OF NEW VELUX
WINDOWS AND DEMOLITION OF BATHROOM WALL (WITHIN A
CONSERVATION AREA)

At: 1, QUEENS ROAD, EDGERTON, HUDDERSFIELD, HD2 2AG

In accordance with the plan(s) and applications submitted to the Council on 27-Feb-2013 subject to the condition(s) specified hereunder:-

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

Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

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.

Reason: To sustain the significance of the heritage asset in accordance with Section 12 of the National Planning Policy Framework.

3. Roof lights shall be traditional black painted metal roof lights and shall be located or dimensioned so that they do not cut structural timbers or purlins. The works shall then be carried out in accordance with these details and shall be retained thereafter.

Reason: To ensure that no roof timbers are damaged in the creation of a new opening within the roof and to sustain the significance of the heritage asset in accordance with Section 12 of the National Planning Policy Framework.

4. Notwithstanding the submitted plans and details, the new opening between the toilet and bathroom (as identified on plan AL10), shall match the existing doorway into the bathroom in terms of its width and height. The works shall then be carried out in accordance with these dimensions and shall be retained thereafter.

Reason: To ensure that only minimal historic fabric is to be removed from the Listed Building and to sustain the significance of the heritage asset in accordance with Section 12 of the National Planning Policy Framework.

5. Notwithstanding the submitted plans and details, any internal plastering shall be carried out using a lime plaster.

Reason: To ensure that an appropriate mix of plaster is used within this Listed Building, thereby sustaining the significance of the heritage asset in accordance with Section 12 of the National Planning Policy Framework.

NOTE: Gypsum plaster is not permitted.

NOTE: The new existing toilet door shall be retained in situ.

The proposal is considered acceptable having regard to all material planning considerations including national planning policy and guidance, and policies and proposals of the Development Plan set out below:

Unitary Development Plan

- BE1
- BE2

National Planning Policy Framework

- Core Planning Principles (Paragraph 17)
- Requiring Good Design (Section 7)
- Conserving and Enhancing the Historic Environment (Section 12)

It is considered that the works to this Listed Building are acceptable as they will not result in harm to the historic fabric and will sustain the significance of the heritage asset. The works therefore comply with relevant policies within the National Planning Policy Framework and the Unitary Development Plan.

There are no other material considerations which outweigh these findings.

This decision is based on the following plan(s):-

Plan Type	Reference	Version	Date Received
Location Plan	EX01		28/02/2013
Block Plan	AL01		28/02/2013
Existing Floor Plans	EX02		28/02/2013
Proposed Floor Plans	AL10		28/02/2013
Existing Elevations	EX20		28/02/2013
Proposed Elevations	AL20		28/02/2013
Design and Access Statement and Heritage Statement	Design Statement and Heritage Assessment		28/02/2013

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 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 Leeds City Region Development Management Pledge and otherwise actively engaged with the applicant in dealing with the application.

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 the work approved by this planning permission requires written approval from the Highways Structures section for works near or abutting highway and any retaining structures. Contact Highways Structures Section on Tel No: (01484) 225397 who can advise further on this matter.

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 Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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 on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. 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 fill in the online form www.kirklees.gov.uk/PlanningApplication so that we can work on continually improving our customer service. Thank you.

Dated: 29-Apr-2013

Signed: 

Jacqui Gedman
Director of 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 2013/65/90672/W.

If a paper copy of the decision notice or decided plans are required please email planning.contactcentre@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: planning.contactcentre@kirklees.gov.uk

Write to: Planning Services
Investment and Regeneration
PO Box B93
Civic Centre III
Off Market Street
Huddersfield
HD1 2JR
