



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2013/65/91500/W

To: Liz Ashmore Architect
33, Clay Well
Golcar
Huddersfield
HD7 4JD

For: C Taylor

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 REINSTATEMENT OF DOOR TO REAR OF PROPERTY (WITHIN A CONSERVATION AREA)

At: 30, SWALLOW LANE, GOLCAR, HUDDERSFIELD, HD7 4LU

In accordance with the plan(s) and applications submitted to the Council on 10-May-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. Notwithstanding the submitted plans and specifications, all bedding, jointing and pointing for the new steps shall be carried out using a lime and sand mortar mix. Pointing shall be carried out within the confines of the joint and shall be flush finished and stippled with a stiff brush after initial soft setting. The mix of the lime mortar, together with its sand/aggregate specification, and a 1 sq. metre sample of the pointing shall be submitted for inspection and approval to the Local Planning Authority before the works are carried out. The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.

Reason: To ensure that an appropriate lime mortar mix is used on the Listed Building and to ensure that an appropriate pointing finish is used on the Listed Building and its extensions which shall prevent harm and sustain the significance of the heritage asset in accordance with Section 12 of the National Planning Policy Framework.

4. The stone walling for the extensions shall match the coursing and texture of the existing walling which it is to be attached to. The works shall then be carried out in complete accordance and retained thereafter.

Reason: To ensure that the stone work matches with the stone found on the Listed Building and to sustain the significance of the heritage asset in accordance with Section 12 of the National Planning Policy Framework.

5. The internal plaster shall be lime plaster, no internal plastering shall take place until the mix and finish of the plaster has been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details prior to the hereby approved development being brought into use and retained thereafter

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

Note: For the avoidance of doubt mortars containing cement are strongly discouraged and shall not be used.

Note: For the avoidance of doubt, weatherstruck, strap or ribbon pointing is not permitted.

Note: Gypsum plaster is not permitted.

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

| Plan Type | Reference | Version | Date Received |
|--|---|---------|---------------|
| Location Plan, Existing and Proposed Plans | 2013-15 LB1 | | 13/05/2013 |
| Design and Access Statement and Heritage Statement | Design and Access and Heritage Statements | | 14/05/2013 |

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: 10-Jul-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 2013/65/91500/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
