



Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England) Order
2015**

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2015/62/91154/W

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

For: J Roberts

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

ALTERATIONS TO CONVERT EXISTING DENTAL CLINIC INTO 7
APARTMENTS (LISTED BUILDING WITHIN A CONSERVATION AREA)

At: COTE ROYD HOUSE, 7 , HALIFAX ROAD, EDGERTON, HUDDERSFIELD,
HD3 3AN

**In accordance with the plan(s) and applications submitted to the Council on
20-Apr-2015, subject to the condition(s) specified hereunder:-**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications 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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies BE1, BE2 and T10 of the Kirklees Unitary Development Plan and guidance in the National Planning Policy Framework.

3. Notwithstanding the submitted plans and information, details for the storage and collection of external bins for the development shall be submitted to and approved in writing by the Local Planning Authority before any of the apartments are first occupied. The bin storage and collection arrangements shall thereafter be retained as such.

Reason: In the interests of amenity and highway safety and to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan and guidance in the National Planning Policy Framework.

4. All new windows and doors shall be timber framed when first installed and thereafter retained as such.

Reason: In the interests of visual amenity and to preserve the significance of the designated heritage assets and to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan and guidance in the National Planning Policy Framework.

Note regarding hours of construction work:

To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours Mondays to Fridays

08.00 and 13.00hours , Saturdays

With no working Sundays or Public Holidays

In some cases, different site specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

This decision is based on the following plans:-

Plan Type	Reference	Version	Date Received
Location Plan	EX0001	-	20/4/15
Existing Cellar Plan	EX0010	-	20/4/15
Existing Ground Floor Plan	EX0011	-	20/4/15
Existing First Floor Plan	EX0012	-	20/4/15
Existing Second Floor Plan	EX0013	-	20/4/15
Elevation as Existing	EX0020	-	20/4/15
Elevation as Existing	EX0021	-	20/4/15
Elevation as Existing	EX0022	-	20/4/15
Elevation as Existing	EX0022	-	20/4/15
Site Plan as Existing	EX0002	-	20/4/15
Site Plan as Proposed	AL0001	-	20/4/15
Cellar Plan – Proposed Demolitions	AL0005	-	20/4/15
Ground Floor Plan – Proposed Demolitions	AL0006	-	20/4/15
First Floor Plan – Proposed Demolitions	AL0007	-	20/4/15
Second Floor Plan – Proposed Demolitions	AL0008	-	20/4/15
Proposed Cellar Plan	AL0010	-	20/4/15
Proposed Ground Floor Plan	AL0011	-	20/4/15
Proposed First Floor Plan	AL0012	-	20/4/15
Proposed Second Floor Plan	AL0013	-	20/4/15
Proposed Elevation	AL0020	-	20/4/15
Proposed Elevation	AL0021	-	20/4/15
Proposed Elevation	AL0022	-	20/4/15
Proposed Elevation	AL0023	-	20/4/15
Design & Access Statement	-	-	20/4/15
Heritage Assessment	-	-	20/4/15
Structural Report	Prepared by JNP Group 5/3/15	-	20/4/15

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 Leeds City Region Development Management Pledge and otherwise actively engaged with the applicant in dealing with the application. The application was generally considered acceptable in its submitted form and as such amended plans/additional information was not necessary. It was agreed with the agent that an issue with bin storage/collection would be dealt with by condition.

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 any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-225397 for further advice 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 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

**Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority**

Property specific summary information on past, current and future coal mining activity can be obtained from: 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

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:
 - i) 28 days of the date of service of the enforcement notice, or
 - ii) within the specified period, starting on the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- Appeals can be made online at www.planningportal.gov.uk/pcs or in writing on a form that must be obtained from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) www.gov.uk/government/organisations/planning-inspectorate. Further information on the Planning Appeal process can be found online at the Planning Inspectorates [website www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk).
- 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 can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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 email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 03-Jul-2015

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 planning applications and decisions' and by searching for application number 2015/62/91154/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
