Planning
Investment and Regeneration Service
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

Tel: 01484 221000
Email: DC.Admin@kirklees.gov.uk

Paul Kemp
Acting Assistant Director
Investment & Regeneration

Date: 18-Apr-2017
Our Ref: 2017/91316

Mr D Bottomore,
D B Architects
31, Moor View
Meltham
Holmfirth
HD9 5RT

TOWN AND COUNTRY PLANNING ACT, 1990
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990
TOWN & COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS) REGULATIONS 2007

Dear Sir/Madam

Thank you for your application received on 13-Apr-2017 and considered valid on 13-Apr-2017.

Your proposal is described below and you should contact us if you feel this is incorrect.

If by 08-Jun-2017 you have not been given a decision in writing and:

- you have not been told that your application is invalid because it is subsequently found not to comply with the statutory requirements; or,
- you have not been told your cheque has been dishonoured; or
- you have not agreed in writing to extend the period in which the decision may be given,

then you can appeal to the Secretary of State by notice sent within six months from that date (unless the application has already been referred by this authority to the Secretary of State) or 8 weeks in the case of advertisements.

* **please see page 4 for note regarding enforcement notices**. Planning Appeals can be made online at www.planningportal.gov.uk/pcs or in writing on a form that must be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website www.planning-inspectorate.gov.uk.

Application Number: 2017/91316	**Date Validated:** 13-Apr-2017	**Date Acknowledged:** 18-Apr-2017	**Target Date:** 08-Jun-2017
Name and Address of Applicant:	Mr M Rauf 2, Greenroyd Croft Birkby Huddersfield HD2 2DQ	**Name and Address of Agent:**	Mr D Bottomore, D B Architects 31, Moor View Meltham Holmfirth HD9 5RT
Proposal:	Erection of single storey rear and two storey detached garage		

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Location of Proposal: 2, Greenroyd Croft, Birkby, Huddersfield, HD2 2DQ
Case Officer: See www.kirklees.gov.uk "search for planning applications" and enter 2017/91316

Yours faithfully



Simon Taylor
Head of Development Management

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NOTES

1. *Decisions on most planning applications are delegated to Officers. However, if Members of the Council are to make the final decision on the proposal at a Planning Committee, then applicants and/or their agents and members of the public may address the Planning Committee. For more information about this, including the requirement to pre-register your intention to address a Planning Committee, please contact the Officer dealing with this application.*
2. *Applications for planning permission are an entirely separate matter to applications for building regulations approval. As planning permission may be refused despite the issue of an approval under building regulations (or vice versa) the local authority cannot accept responsibility for the consequences if work is commenced before planning permission and any necessary building regulation approval have been obtained. Notification of any building regulation decision will generally be received before a related planning application has been determined even if both applications are submitted at the same time.*
3. *If the land which is the subject of the application lies within the Peak District National Park the application will be passed to the Peak Park Planning Board for determination.*
4. *Please quote the application number which appears above in any further correspondence.*

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Receipt

Payment(s) received for: 2017/91316

Planning Fees Received:	£ 172.00
Building Control Received:	£

Receipt Number:	171316
Date:	18-Apr-2017
Amount £'s:	£172
Payment Type:	Cheque
Service Paid:	Planning
Received From:	D B Architects

Payment(s) received with thanks

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Enforcement notices

(Applications for planning permission or for a certificate of lawful use or development only)
If an enforcement notice relating to the same or substantially the same land and development as in your application has been served before 08-Jun-2017 (but no earlier than 2 years before your application) and has not been withdrawn, you should appeal within 28 days from 08-Jun-2017,
or
If an enforcement notice relating to the same or substantially the same land and development as in your application is served on or after 08-Jun-2017 but no later than 10 Nov 2017 and has not been withdrawn, you should appeal within 28 days from the date on which the enforcement notice is served.