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**From:** Natalie Pace <info@jwtddevelopments.com>  
**Sent:** 30 November 2017 10:07  
**To:** Anna Blaxall  
**Subject:** Re: Application 2017-93284 - 12 Kaffir Road  
**Attachments:** SK1 TYPICAL WINDOW DETAILS 1to20.pdf; SK2 TYPICAL WINDOW DETAILS 1to5.pdf; LIME RENDER COLOUR Masons Mortar.pdf; WINDOW SIZES AND LOCATIONS.zip

Dear Anna

**Application Listed Building Consent – 12 Kaffir Road**

Further to your email request for information regarding the above project I set out below information relating to the various points:

- Replacement Windows are to be single glazed timber sash units to fit existing openings and will be set back in reveal as the existing units. Typical design of type and joinery sections are indicated on the attached drawings SK1 at scale of 1 : 20 and SK2 at scale of 1 : 5. Joinery Manufacturer's diagrammatic elevation sheets with window sizes are also attached together with the relevant codes for each location as shown on the "marked up" copy of the Elevation Sheets Existing external doors are to be retained and refurbished.
- Repointing to any selected areas of stonework will be carried out using Natural Hydraulic Lime Mortar supplied by "Ecolime", Terrington North Yorkshire or equal approved and shall be to a colour and consistency to match existing. Pointing shall be within the confines of the joint, slightly recessed and brush stippled after initial setting.
- Render to the Light Well shall be Masons Mortar ready mixed Natural Hydraulic Lime based colour ref: 53B.
- The roof to the property was in a very poor state of repair and had allowed water penetration which had damaged many of the internal features. The roof has now been securely repaired with slating and flashings as, or to match the original. Most skirting boards and water damaged ceiling cornices had been removed prior to JWT purchase of the property. Skirting boards will be replaced with 225mm deep moulded skirting boards in keeping with the nature of the building period.
- Parts of the basement flooring were suffering from severe damp penetration and are to be re-laid with a damp proof membrane concrete and insulation. These areas will be finished to the existing floor level with a stone flagged surface.
- Damp walls in the basement living areas are to be lined with a "Platon" PS Membrane and lined internally with a separate metal stud and plasterboard system.

Attachments:

A4 drawing SK1 Window Details 1:20

A4 Drawing SK2 Window Details 1:5

Zip File Window Sizes and Locations.

Masons Mortar Thermocromex Colour Sheet (Lime Render)

Would you please accept these notes as a modification to the submitted documents and we look forwards to receiving approval in due course.

Kind Regards

Jason

JWT Developments

----- Original Message -----

From: "Anna Blaxall" <[Anna.Blaxall@kirklees.gov.uk](mailto:Anna.Blaxall@kirklees.gov.uk)>

To: "Natalie Pace" <[info@jwtdevelopments.com](mailto:info@jwtdevelopments.com)>

Sent: 09/11/2017 17:27:01

Subject: Application 2017-93284 - 12 Kaffir Road

Dear Mr Townsend,

I've been evaluating your Listed Building Consent application and it has come to my attention that the information which I requested, in my email to yourself on the 20/9/17, to be included within the application has not been supplied. This request served two purposes, 1) to enable a decision with minimal conditions, particularly important given that works have already started on site and 2) to ensure that works which had already been carried out but either, never formed part of the now lapsed 2008 Listed Building Consent, or contradicts the annotations on the plans are covered by the consent.

To recap, I had asked that the following information was provided , either through annotation of proposed plans or supplementary information as a measure of avoiding conditions.

- Design and joinery sections for all new & replacement windows (types and sizes) and doors at scales of 1:20 & 1:5
- Lime mortar mix specification
- Design & specification information for all new and replacement windows
- Render specification

I also asked that the following set of work which we noted had already been carried out were also included in this application

- Stripping of skirting boards, doors, architraves, door linings
- Stripping of decorative ceiling plaster work

This leads to my next point. From reading your submitted Design & Access Statement I have picked up that there are serious inaccuracies. The document makes references to the retention of fabric, which has now been stripped out, example being on P2 , which cites that "architraves, skirting's etc.... will be repaired and refurbished. As this document is making false claims I am unable to accept it as part of the application and a new one will have to be resubmitted.

In order for me to proceed with the determination of this application I need you to address all of the concerns noted above, as I am currently unable to support the scheme as a result of them. I am mindful that the target date for determination is not too far off, therefore I am happy to extend the target date by 21 days to help you get the information requested together and submitted.

In addition to the above, your original email which provided me with a schedule of works suggested that were looking at

- Tanking and provision of injected DPC
- Provision of concrete floor in basement with damp proof membrane

As I explained in my email dated 20/9/17, these are additional works to the 2008 application, therefore if you are still considering pursuing the idea of undertaking these works then they too will have to be included on the application and detailed information supplied for assessment.

Finally, I noticed whilst passing the site that works appeared to be still ongoing. Therefore I would like to take this chance to reiterate point that it is a criminal offence to undertake works to a Listed Building without the necessary and relevant consents in place and any work you do undertake is at your own risk. It is therefore suggested that all works on site, with the allowance of making the property secure, weather and water tight, cease until valid consents are in place.

Kind regards

Anna Blaxall  
Planner (Conservation & Design)

[www.kirklees.gov.uk/planning](http://www.kirklees.gov.uk/planning)

See our new [pre-application advice service](#)

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

**Please note the public counter opening times are 10:00 am to 4:00 pm.**

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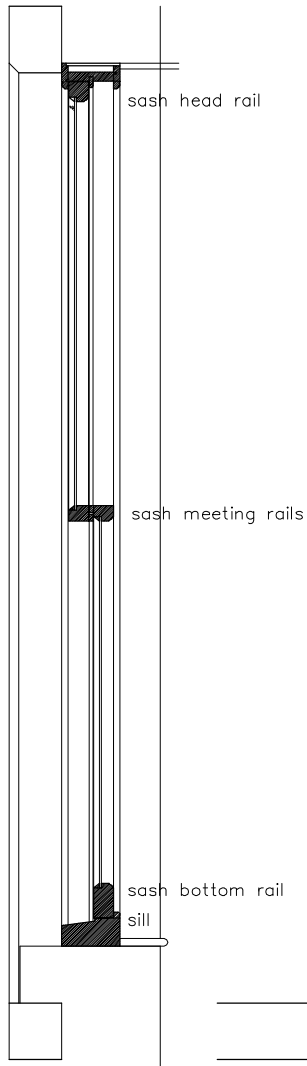


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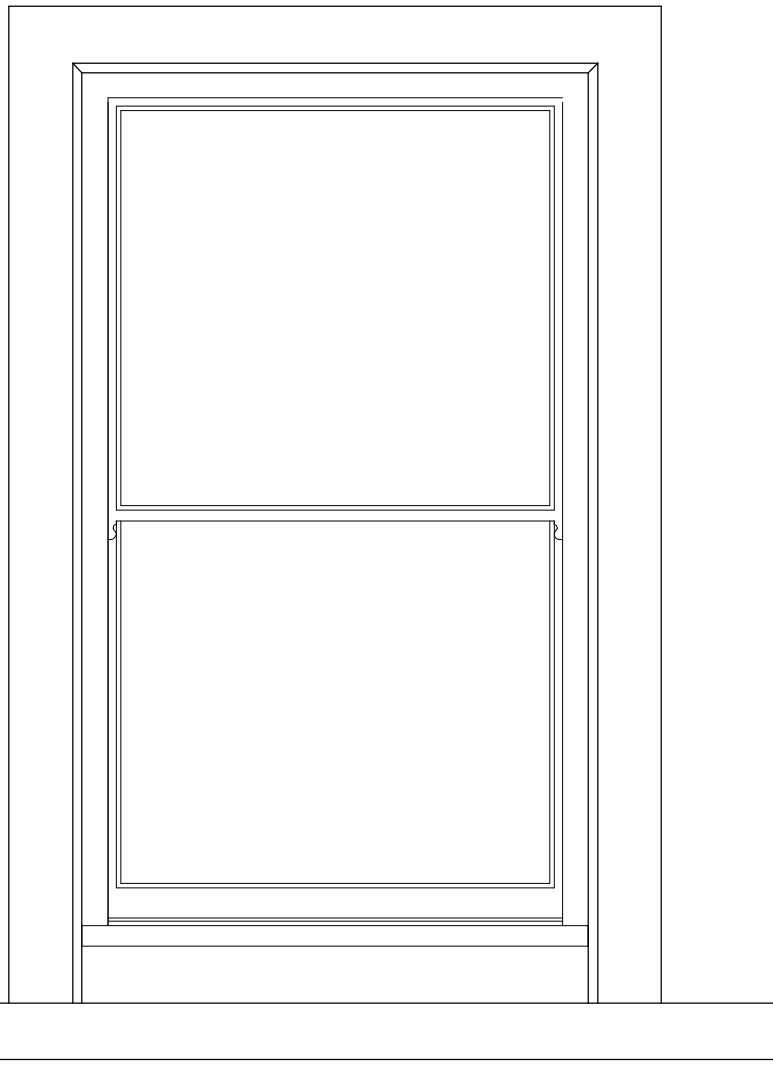


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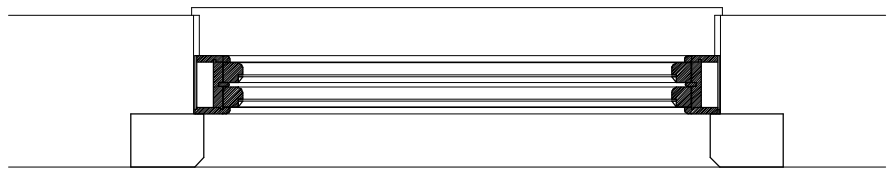
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SECTION



ELEVATION



PLAN

JWT DEVELOPMENTS LTD

Title : 1:20 TYPICAL WINDOW DETAIL

Client :

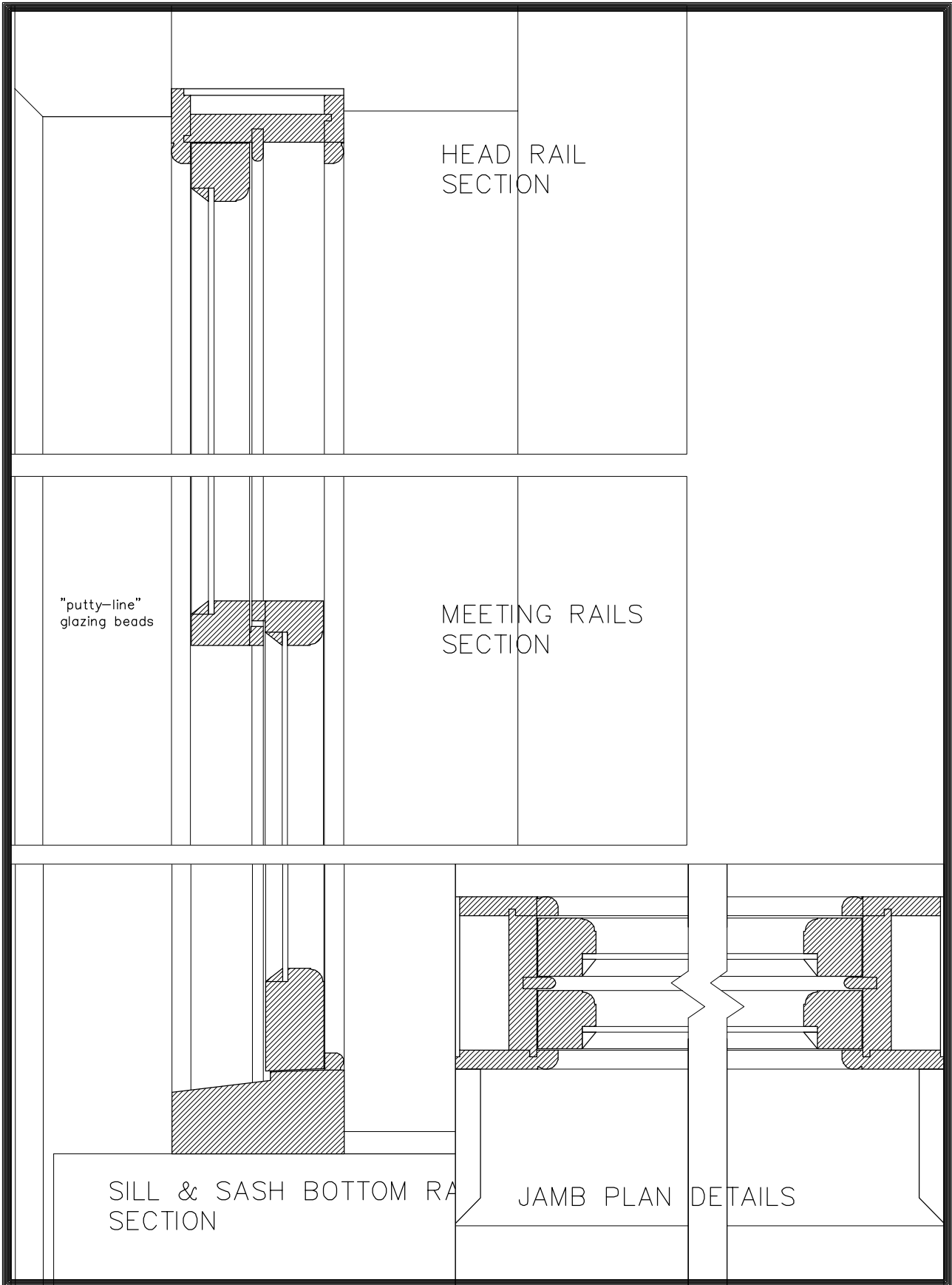
Project :KAFFIR ROAD, HUDDERSFIELD

Scale : 1:20

Date :Nov. 2017

Project No : 17-06

Drawing No:SK 1



JWT DEVELOPMENTS LTD

Title : 1:5 TYPICAL WINDOW DETAILS

Client :

Project : KAFFIR ROAD, HUDDERSFIELD

Scale : 1:20

Date : Nov. 2017

Project No : 17-06

Drawing No: SK 2



**Tel:** 0131 555 0503

**Fax:** 0131 553 7158

**Glasgow:**

*Masons Mortar Ltd*

*Unit 1, Woodville Court,  
Woodville Street  
Glasgow G51 2RL*

**Tel:** 0141 445 4812

**Fax:** 0141 445 8898

**Fife:**

*Masons Mortar Ltd*

*Block 2*

*Woodend Industrial Estate*

*Cowdenbeath, Fife*

*KY4 8HW*

**Tel:** 01383 514 460

**Newcastle:**

*Masons Mortar Ltd*

*Unit 11*

*Brough Park Trading Estate*

*Fossway, Newcastle upon Tyne*

*NE6 2YF*

**Tel:** 0191 908 9234

[Masons Mortar \(/\)](#) :: [Renders \(/renders-lime\\_plasters/\)](#) :: [THERMOCROMEX RENDER COLOURS \(25KG - 30KG\) \(/?cat=314\)](#) :: THERMOCROMEX COLOUR 53 ( 25 KG )

## THERMOCROMEX COLOUR 53 ( 25 KG )



A fast application and finishing ready mixed mortar based on Natural Hydraulic lime specially formulated to work on all backgrounds, including light weight cement blocks, clay blocks, bricks and stone, to achieve excellent waterproofing, low capillarity, high breathability, elasticity and vibrant coloured finishes. Can be supplied to a custom colour with substantial savings in cost of painting and maintenance.

### **PRE-BLENDED**

Material supplied pre-bagged / pre-coloured.

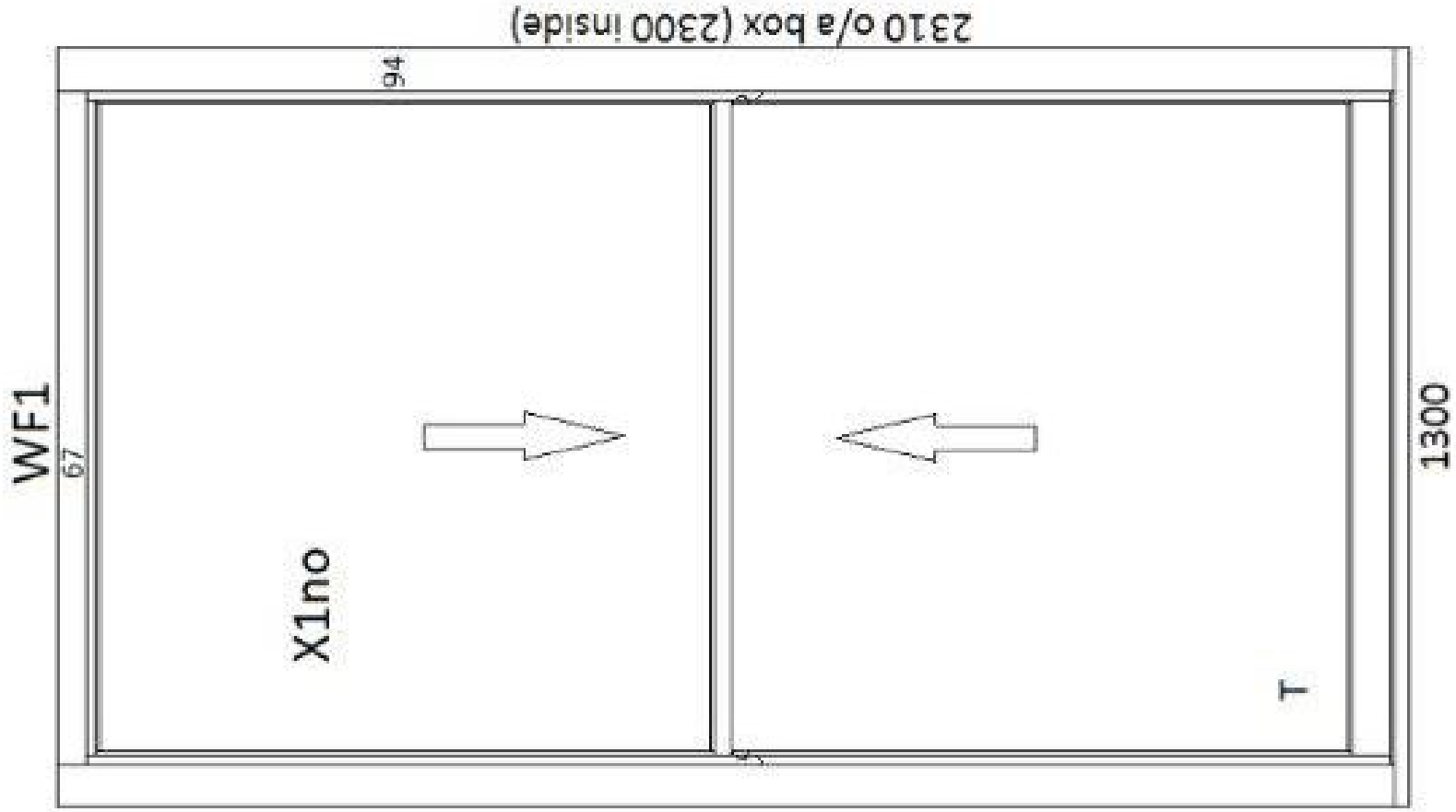
[CLICK HERE FOR 1KG SAMPLE](#)

<http://www.masonsmortarshop.com/?cat=313>

JWT (12 Kaffir Road)  
South west Elevation.

w/o 3999  
date 30/08/17

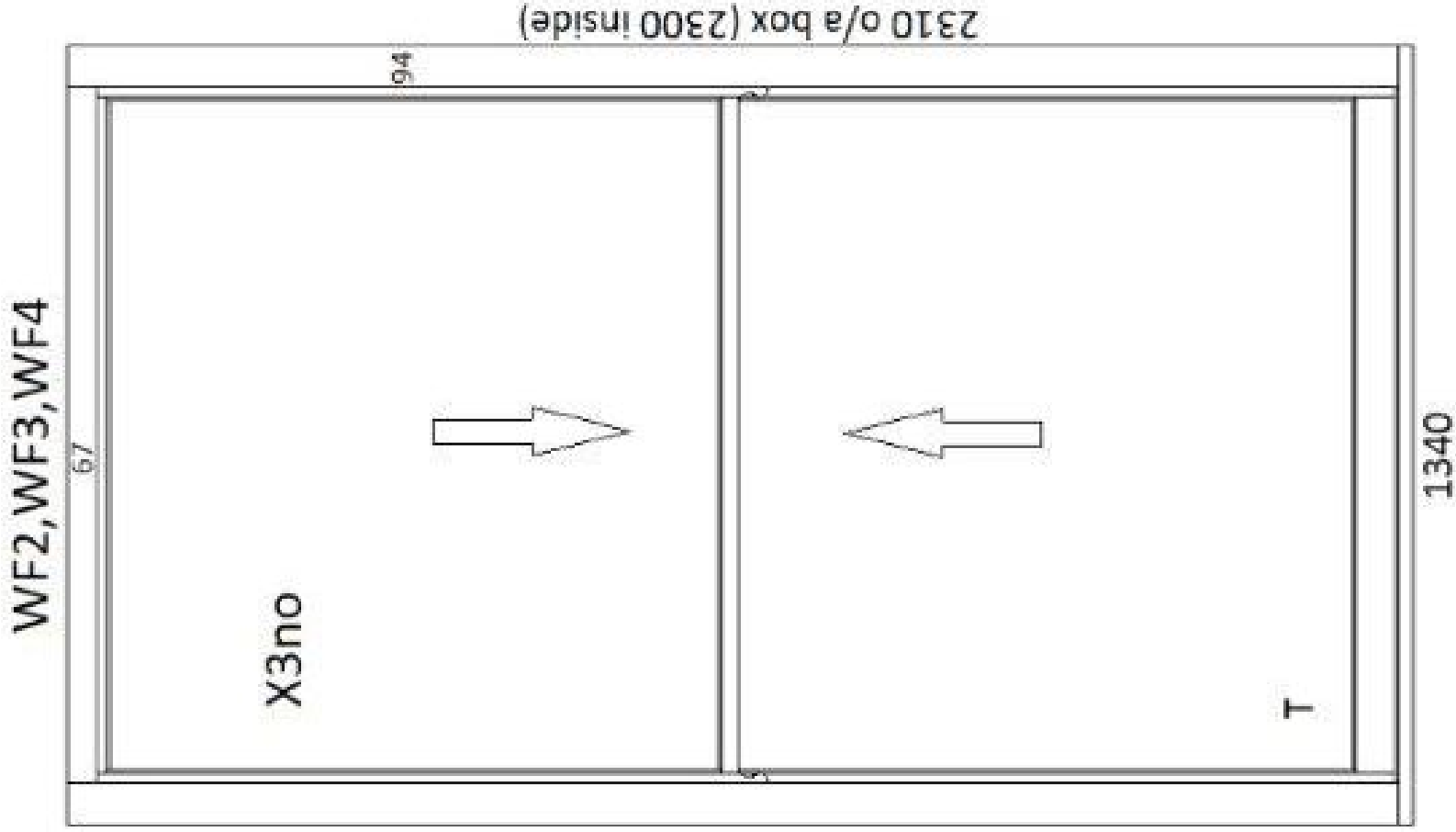
First floor windows.



JWT (12 Kaffir Road)  
South East Elevation.

w/o 3999  
date 30/08/17

First floor windows.

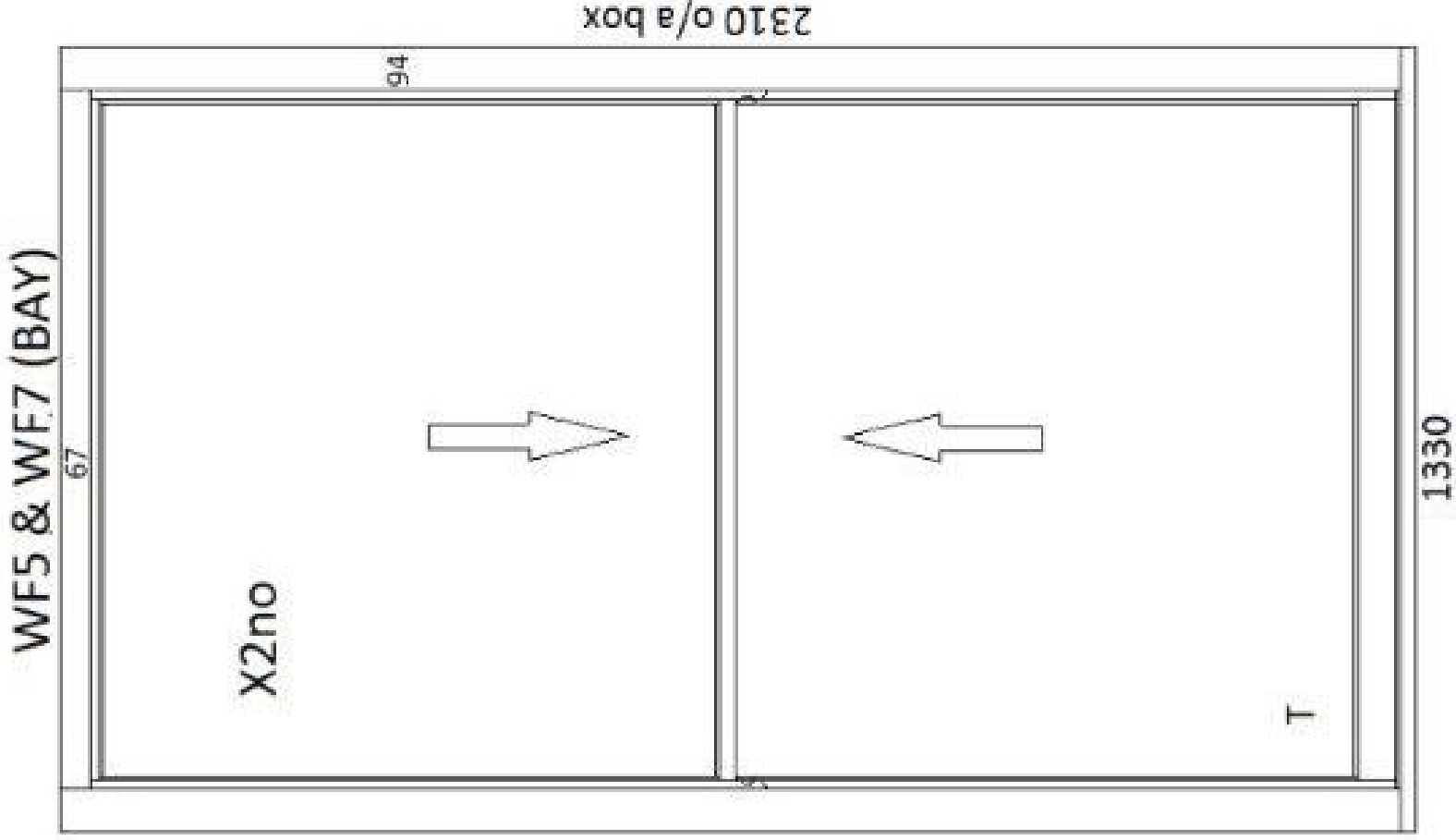


JWT (12 Kaffir Road)  
North East Elevation.

w/o 3999

date 30/08/17

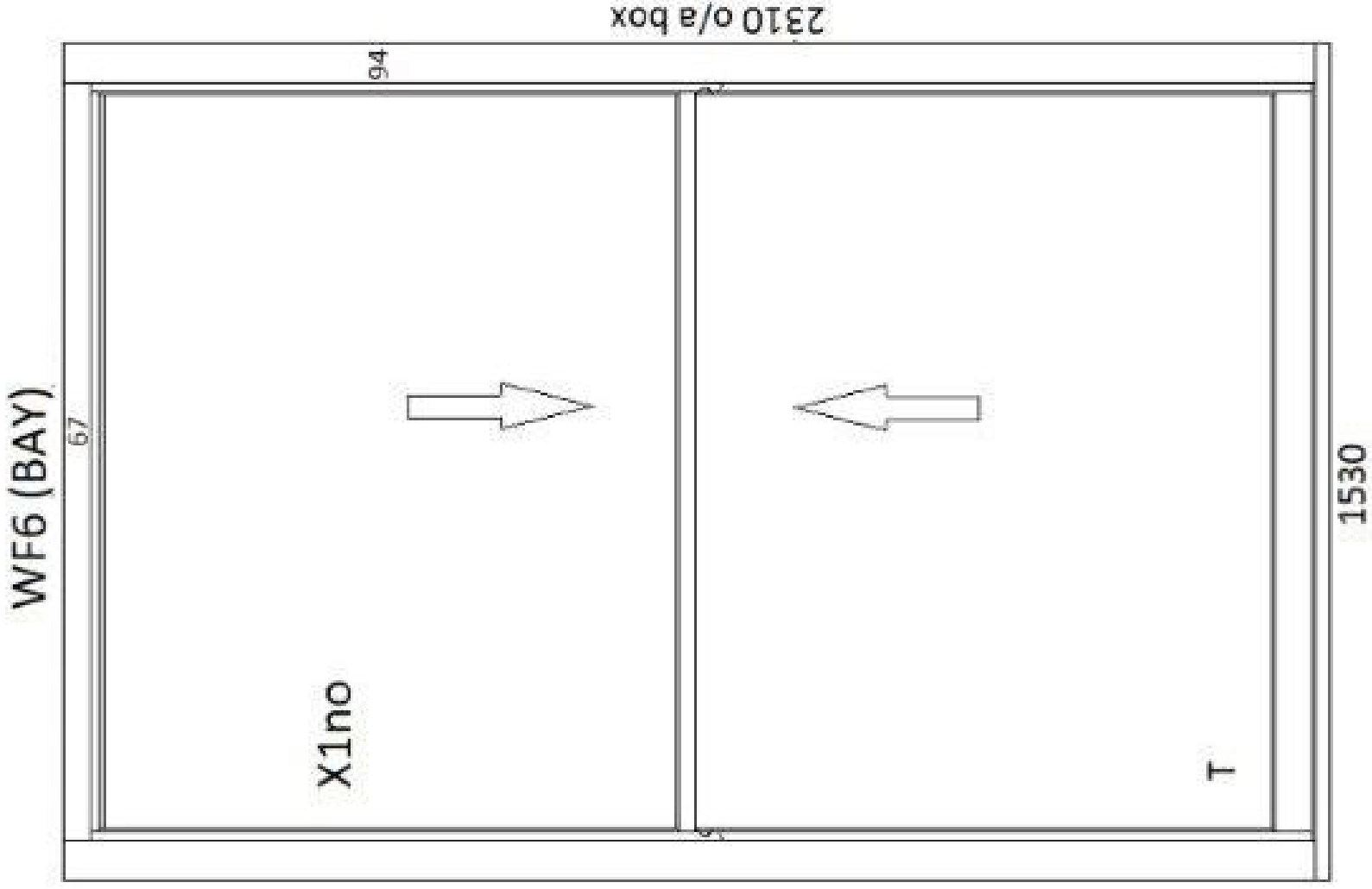
First floor windows.



JWT (12 Kaffir Road)  
North East Elevation.

w/o 3999  
date 30/08/17

First floor windows.

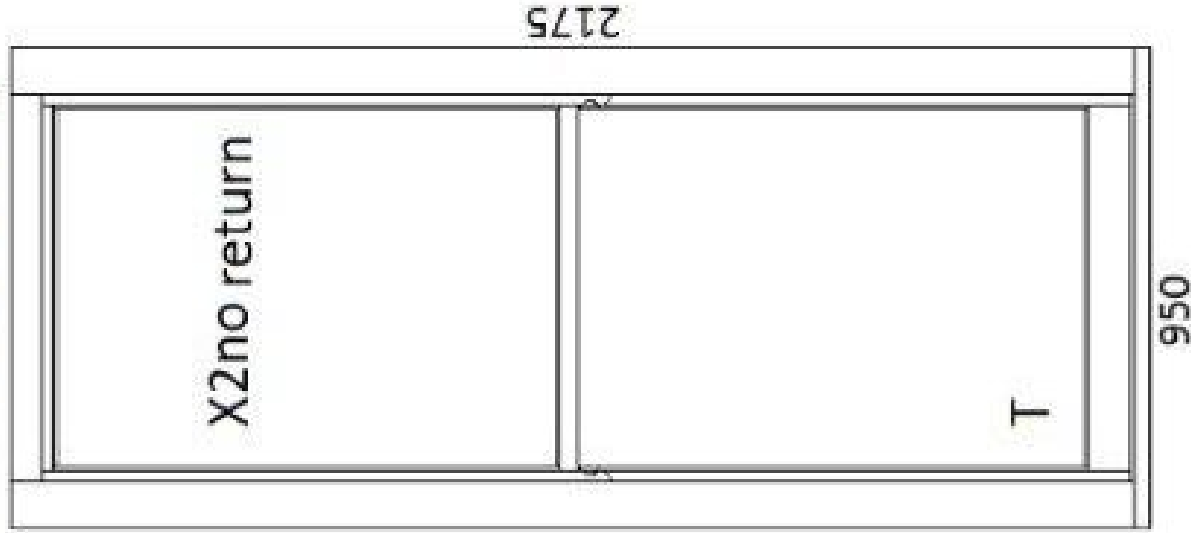


JWT (12 Kaffir Road)  
North East Elevation.

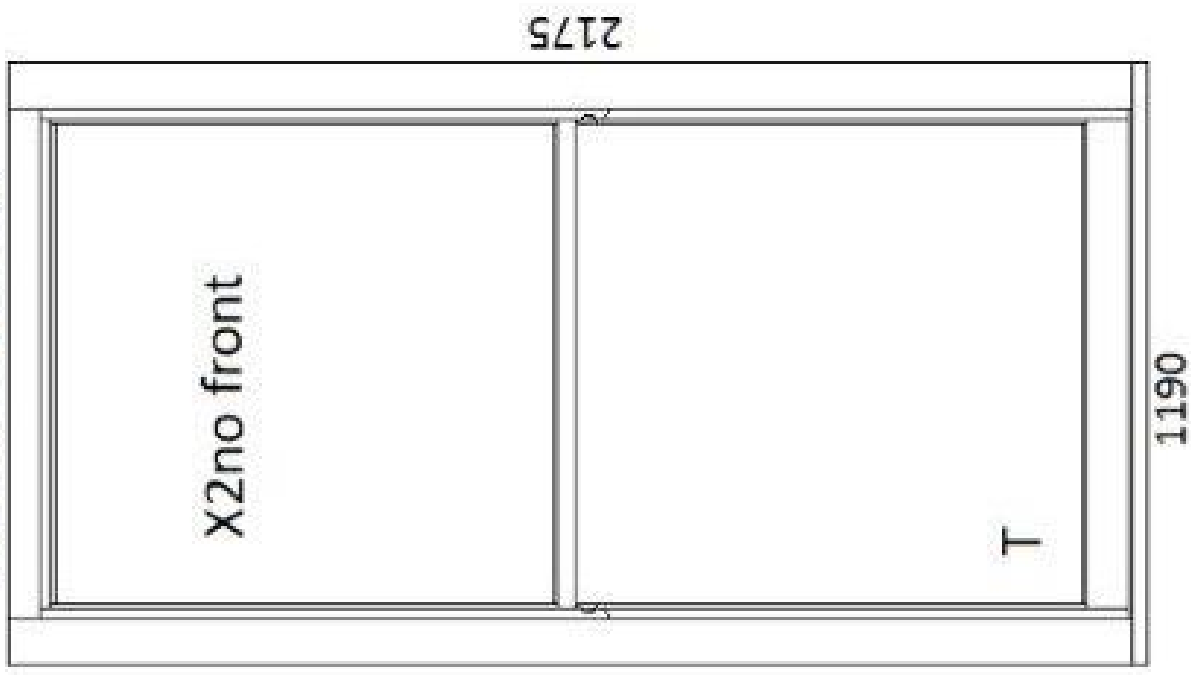
w/o 3999  
date 30/08/17

First floor windows.

WF8 & WF11 Bay



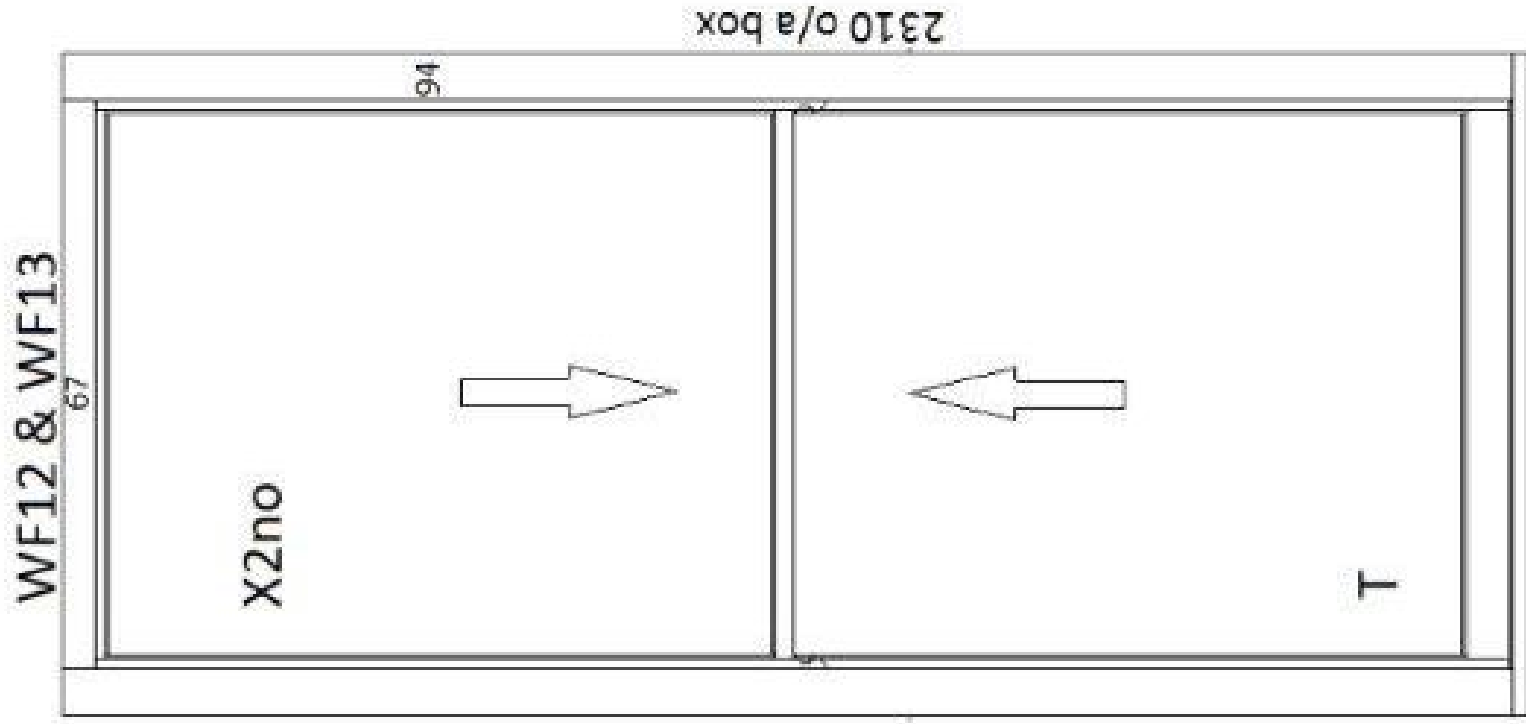
WF9 & WF10 Bay



JWT (12 Kaffir Road)  
North East Elevation.

w/o 3999  
date 30/08/17

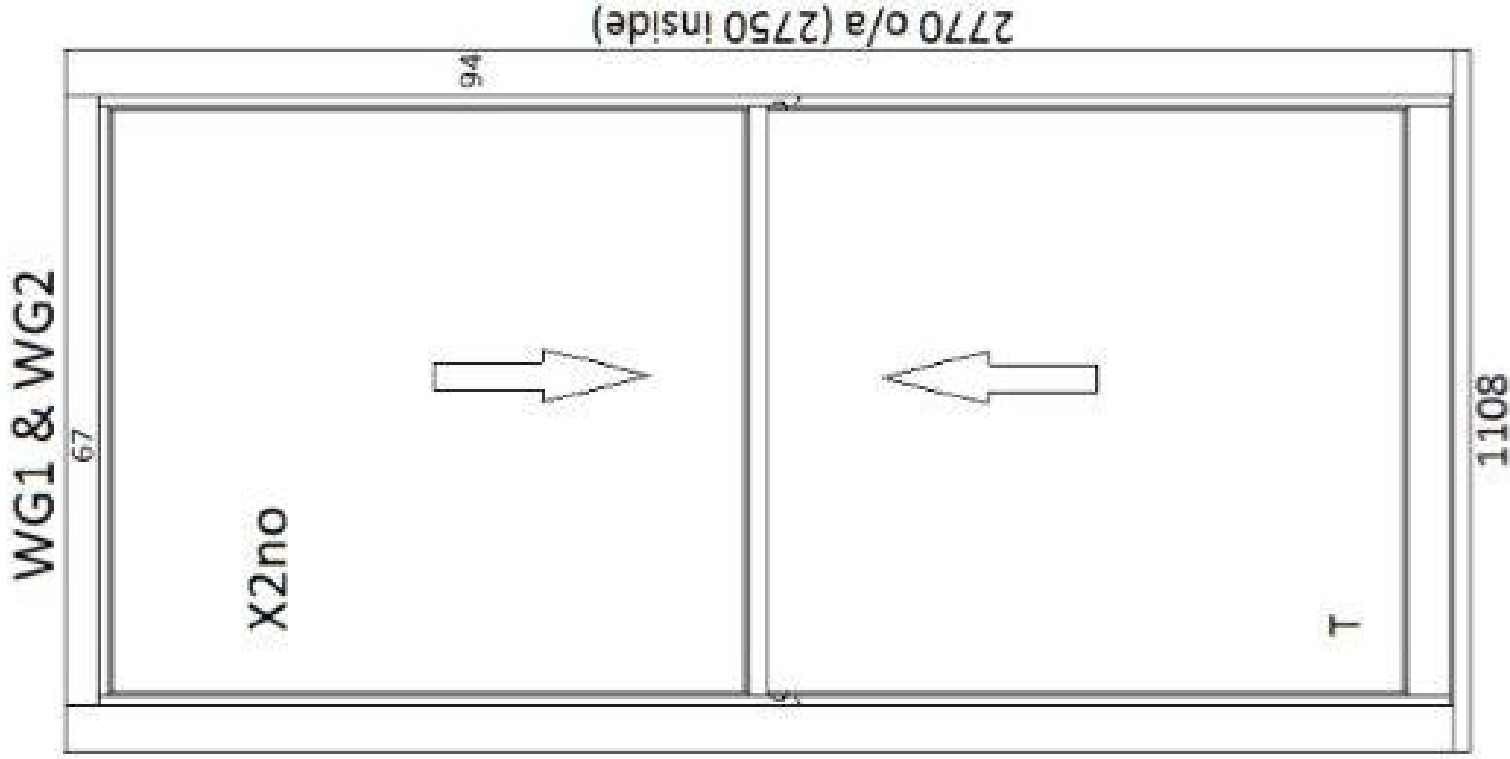
First floor windows.



JWT (12 Kaffir Road)  
South west Elevation.

w/o 3999  
date 30/08/17

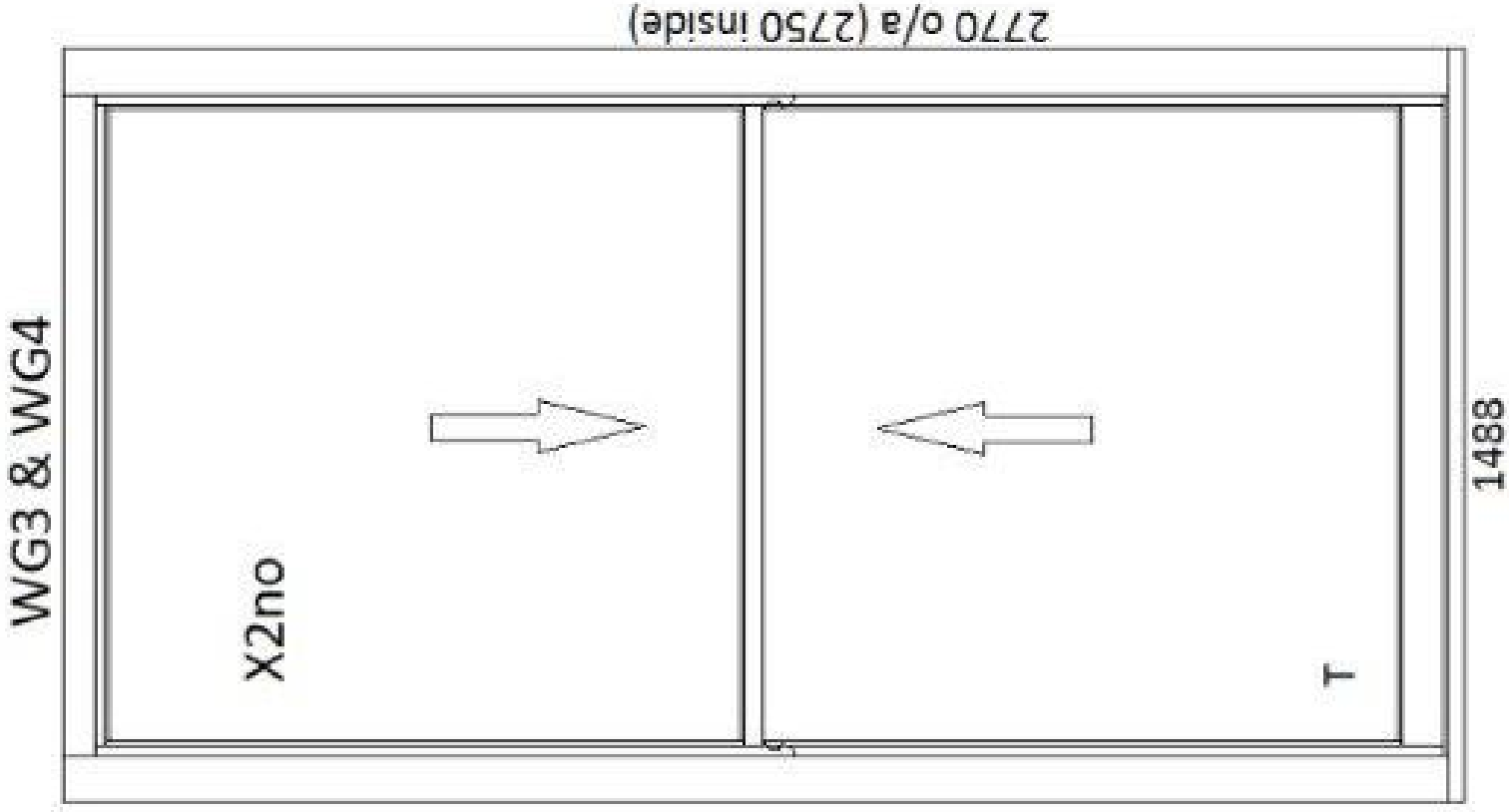
Ground floor windows.



JWT (12 Kaffir Road)  
South west Elevation.

w/o 3999  
date 30/08/17

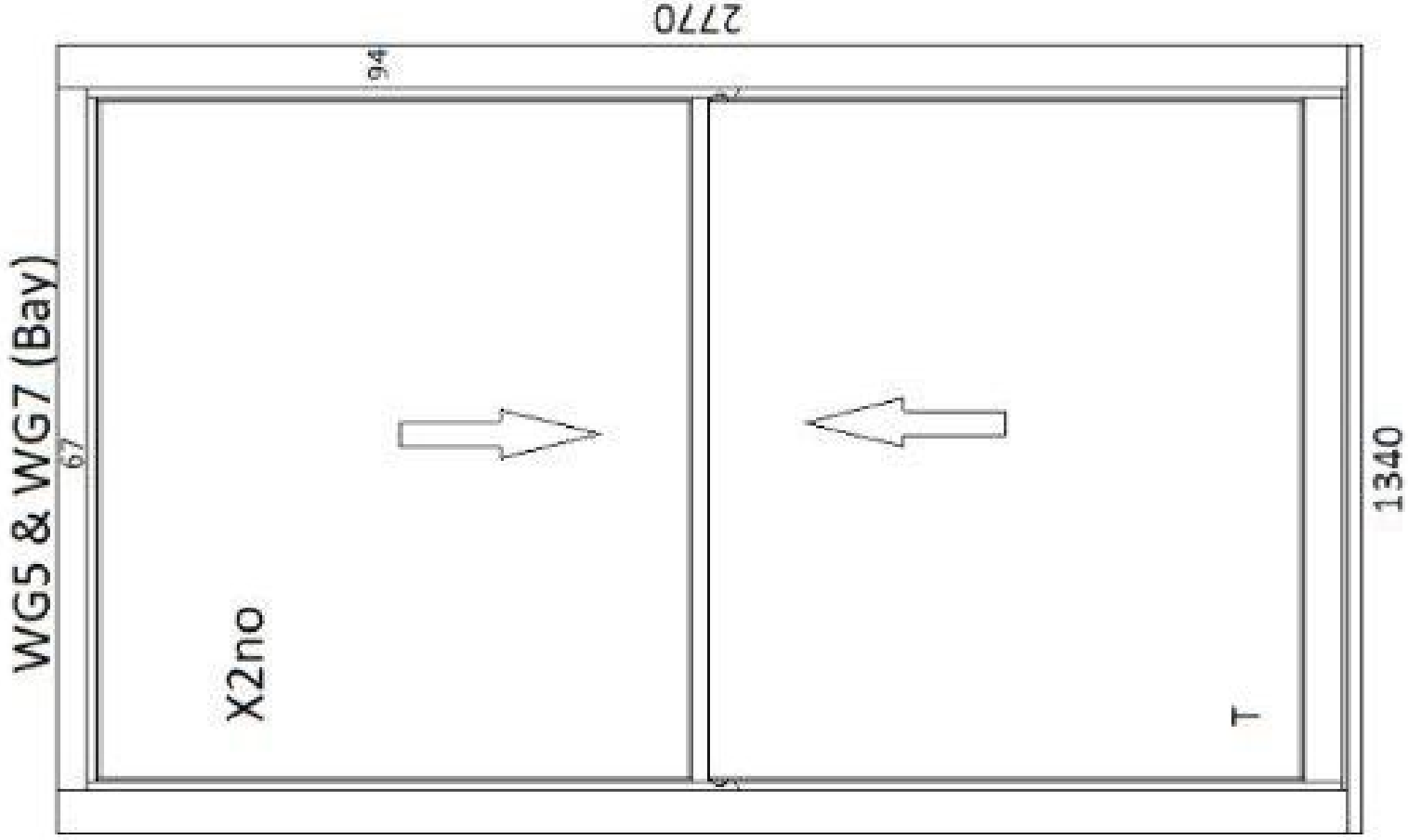
Ground floor windows.



JWT (12 Kaffir Road)  
South west Elevation.

w/o 3999  
date 30/08/17

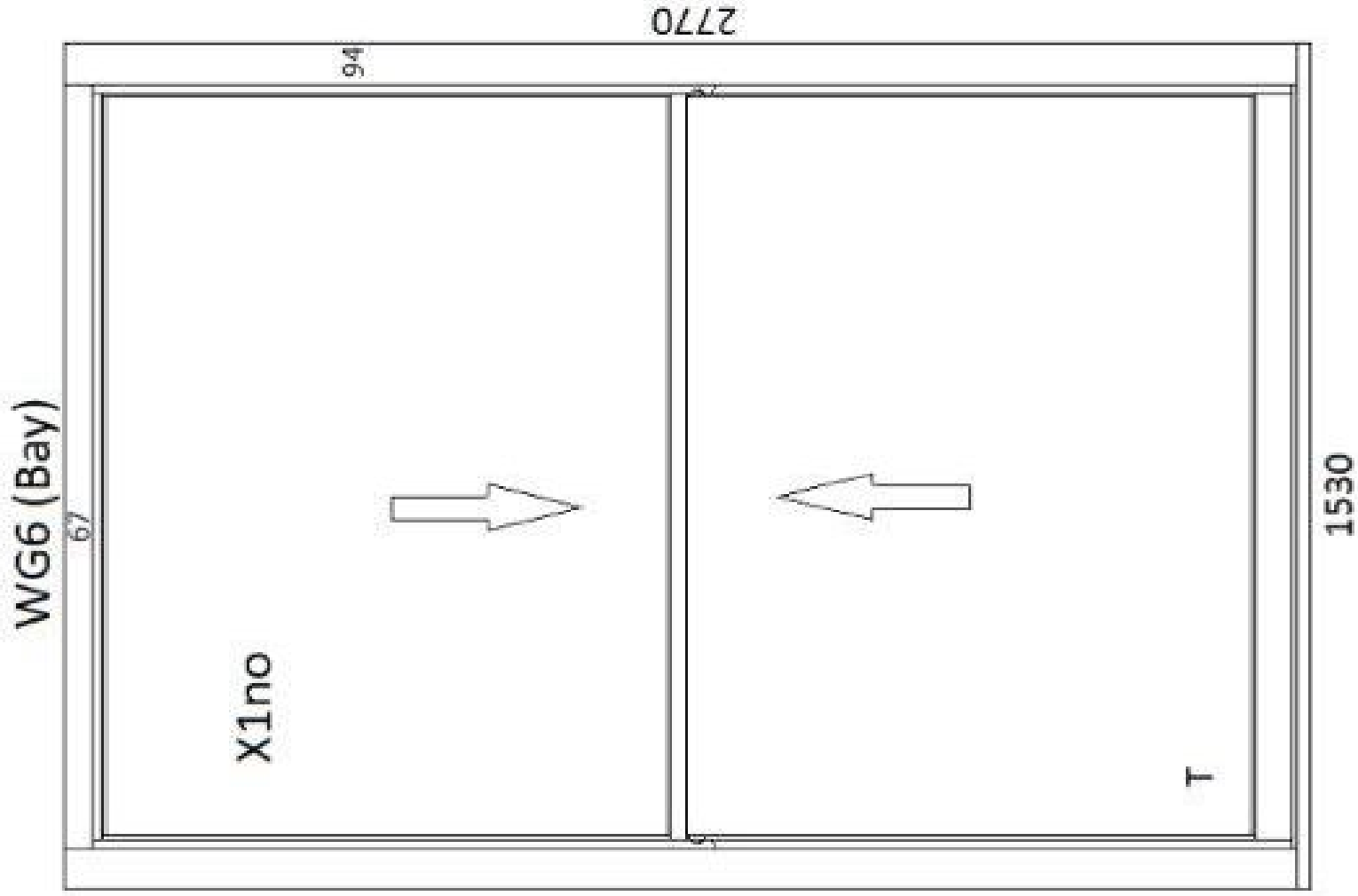
Ground floor windows.



JWT (12 Kaffir Road)  
South west Elevation.

w/o 3999  
date 30/08/17

Ground floor windows.

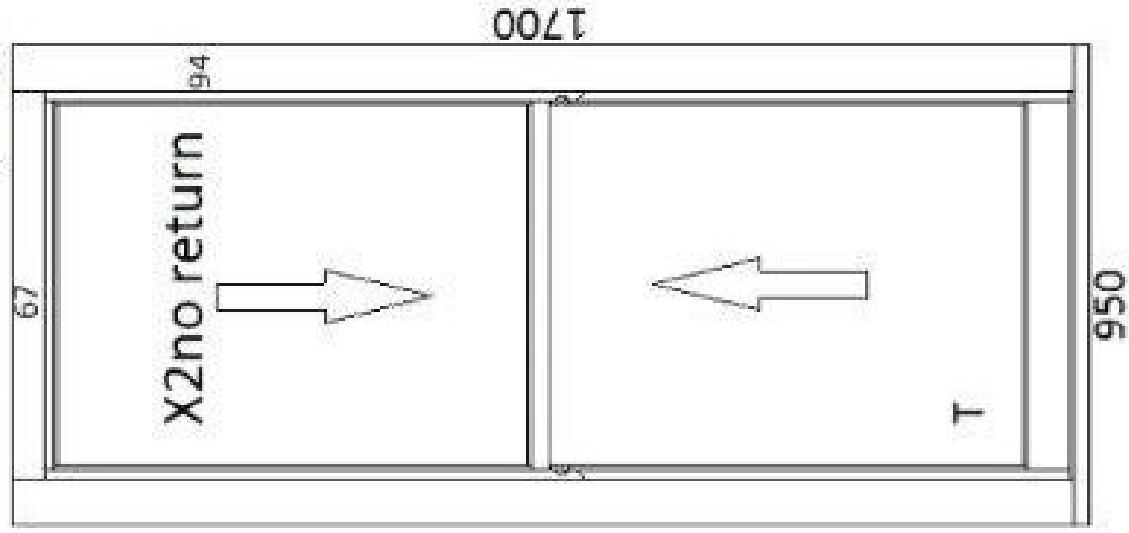


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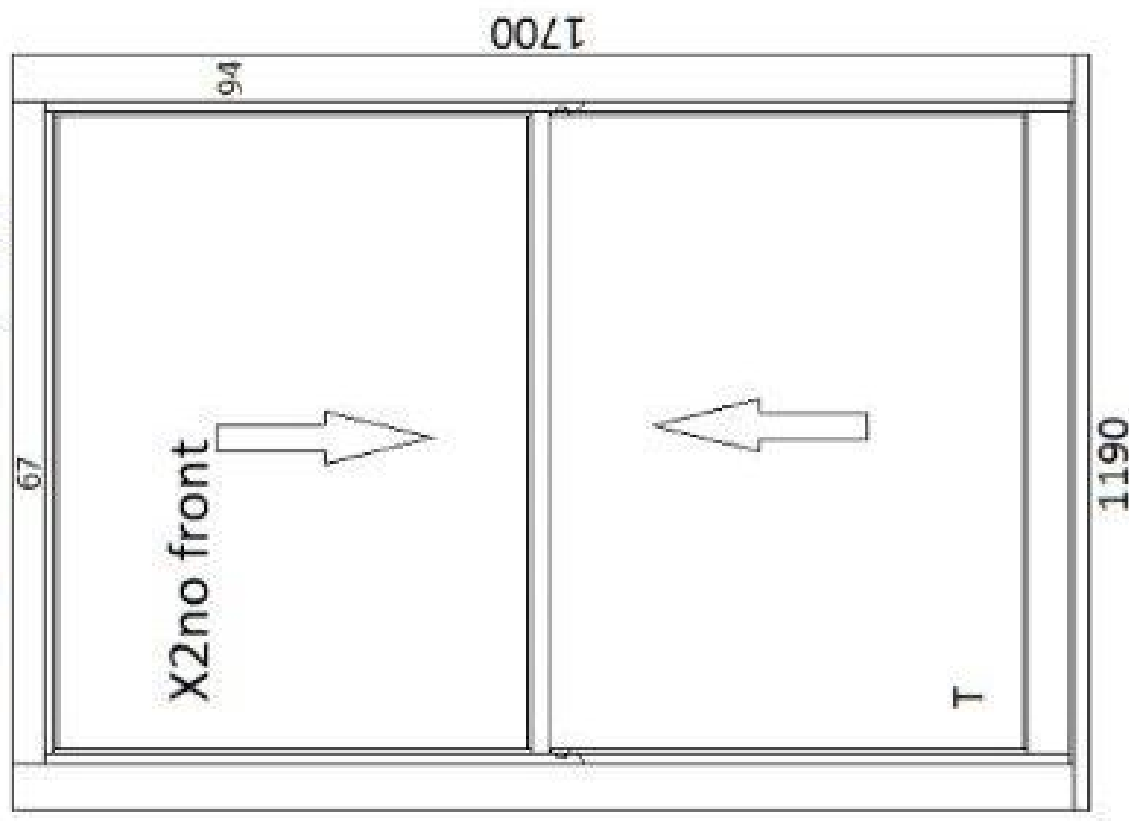
w/o 3999  
date 30/08/17

Ground floor windows.

WG8 & WG11(Bay)



WG9 & WG10 (Bay)

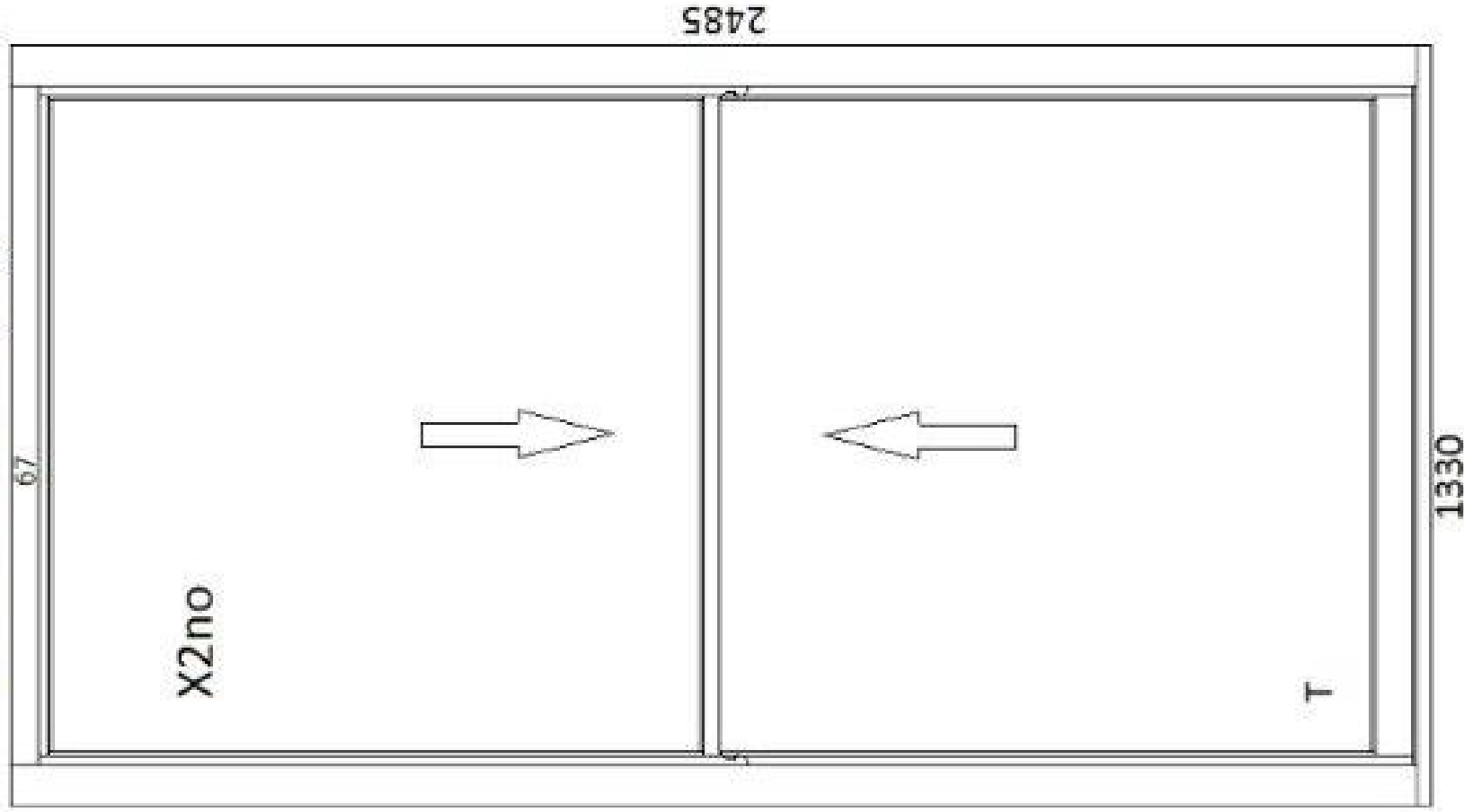


JWT (12 Kaffir Road)  
South west Elevation.

w/o 3999  
date 30/08/17

Lower ground floor windows.

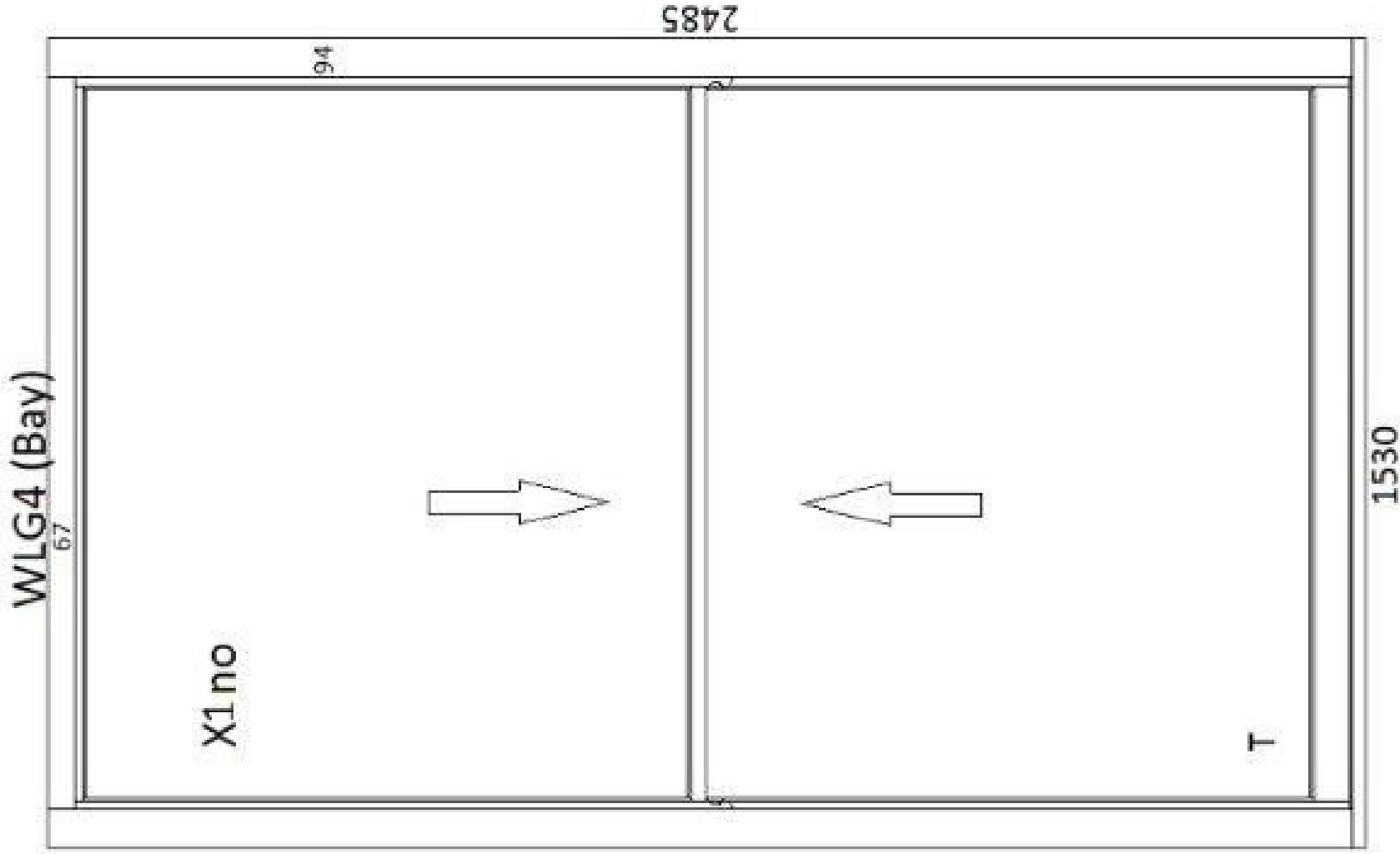
WLG3 & WLG5 (Bay)



JWT (12 Kaffir Road)  
South west Elevation.

w/o 3999  
date 30/08/17

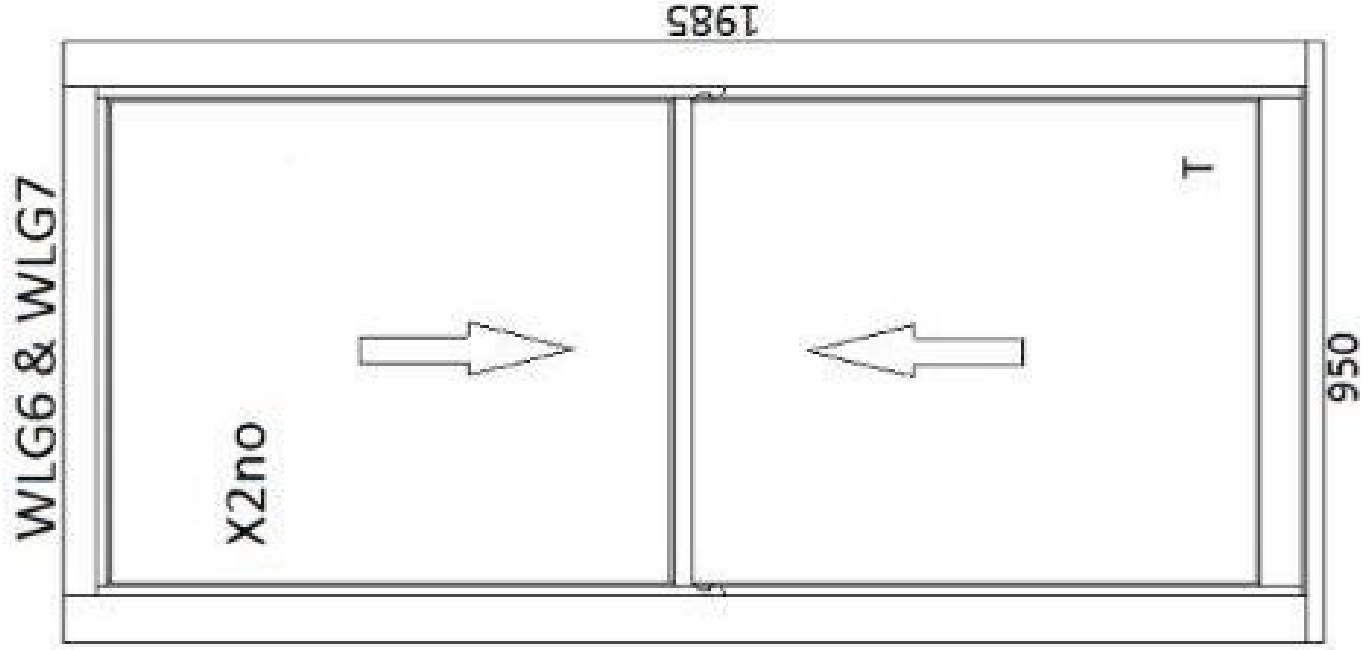
Lower ground floor windows.



JWT (12 Kaffir Road)  
South west Elevation.

w/o 3999  
date 30/08/17

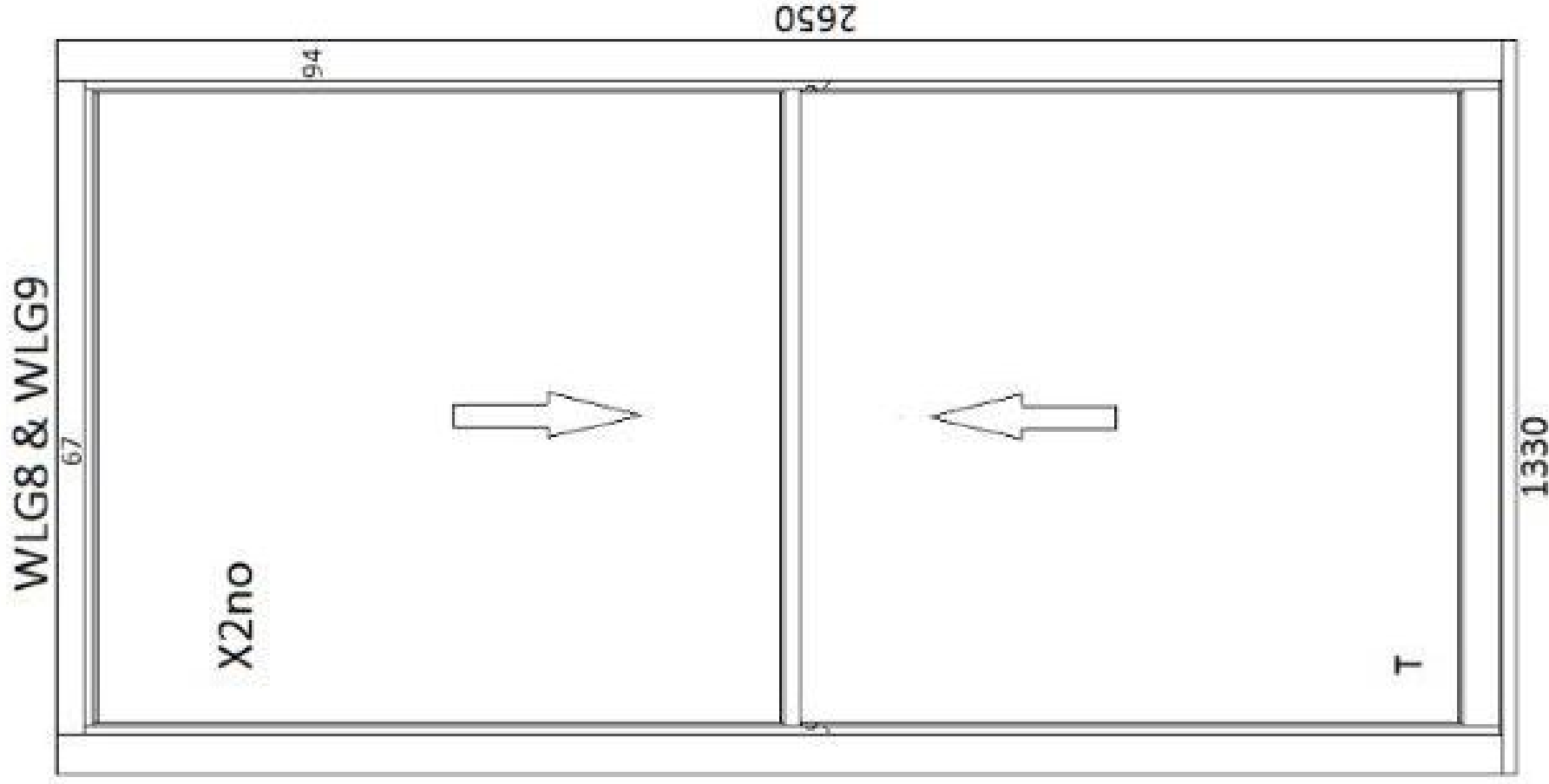
Lower ground floor windows.



JWT (12 Kaffir Road)  
South west Elevation.

w/o 3999  
date 30/08/17

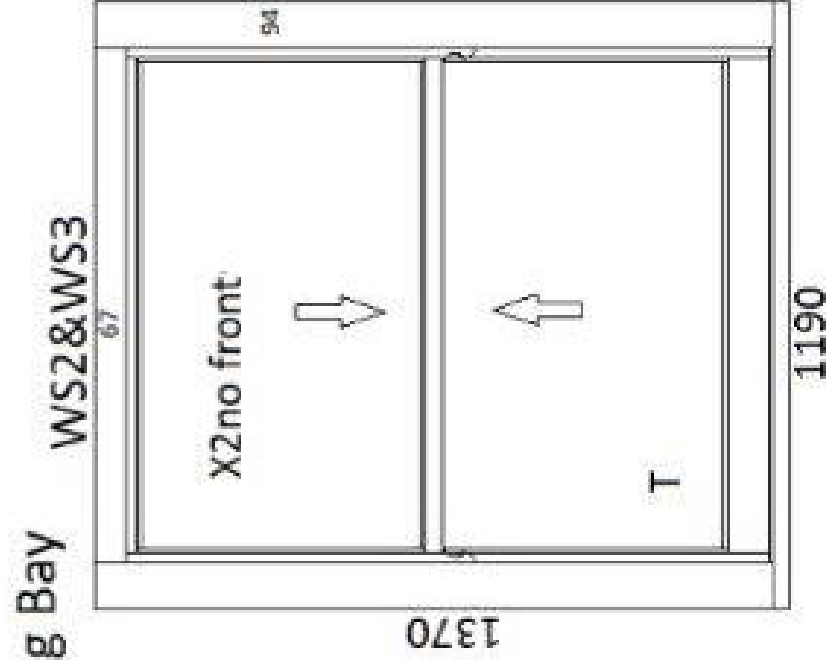
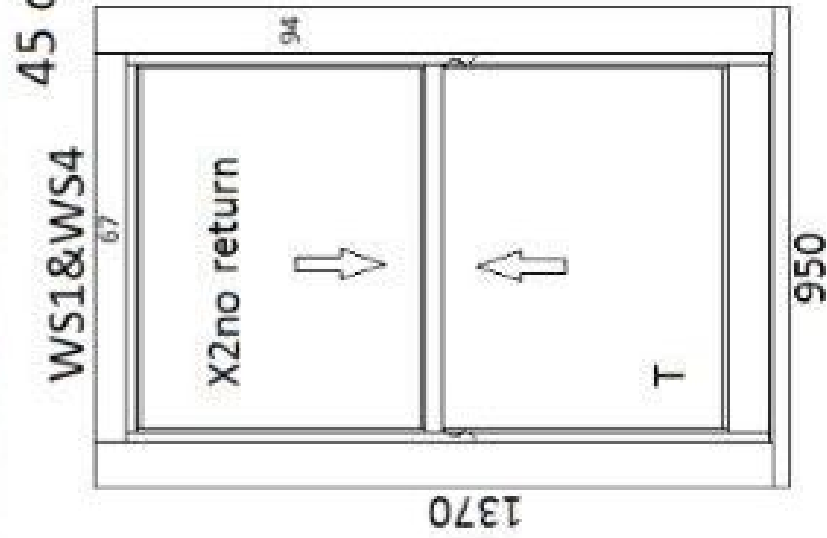
Lower ground floor windows.



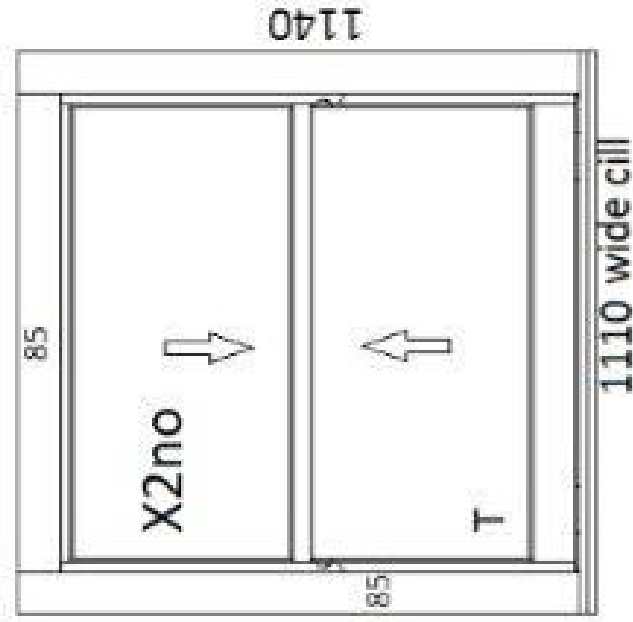
JWT (12 Kaffir Road)  
North East Elevation.

w/o 3999  
date 30/08/17

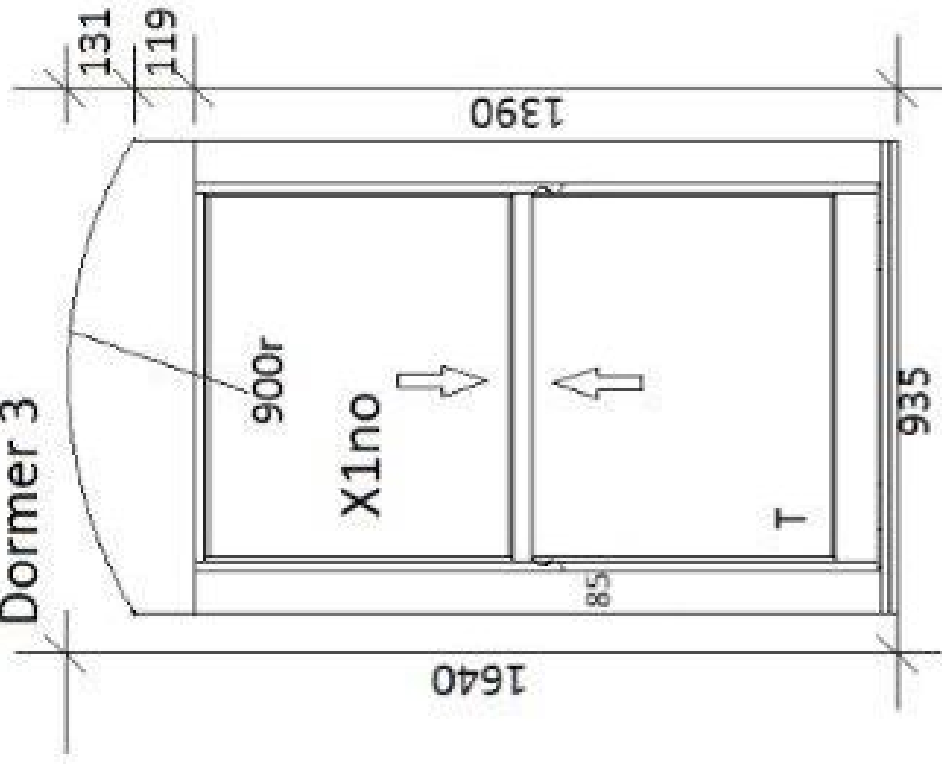
Second floor windows.



Dormer 2&3



Dormer 3



JWT (12 Kaffir Road)  
North East Elevation.

w/o 3999  
date 30/08/17

Second floor windows.

Sliding patio door to dormer balcony.

