KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2017/44/93645/W
Site Address:	Rose Hill Natural Burial Ground, Birkby Hall Road, Birkby, Huddersfield, HD2 2BS
Description:	Discharge conditions 4 (windows/doors), 5 (new opening), 6 (mullions) on previous permission 2015/93885 for Listed Building Consent for erection of extension and alterations, and demolishing part of boundary wall to form additional entrance from Birkby Hall Road (within a Conservation Area)
Recommending Officer:	Nigel Hunston

DECISION -

I hereby authorise the discharge of conditions for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Ritchie

AUTHORISED OFFICER

Date: 30-Jan-2018

2017/93645 - Officer **Report**

This application relates to alterations to Rose Hill Burial Ground main building, which is a Grade 2* listed building, Huddersfield to allow the change of use for the ground floor into a restaurant that provides a service to burial parties. The application is to discharge the following conditions:-

4. Before commences on works to the Grade II listed building to form the chapel, tea room and extension, full design and joinery details of all new windows and doors to be inserted in the Grade II* listed building and extension shall be submitted to approved in writing by the Local Planning Authority. The submitted joinery details shall be at a scale of 1:20. The development shall thereafter be carried out in complete accordance with the approved details which shall be thereafter retained.*

5. Before commences of works to form the new opening to serve the chapel, a scheme of details which sets out how the new opening is to be created and finished both externally and internally shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved scheme of details and shall be retained thereafter.

6. Before commences of works to the Grade II listed building to remove the bottom mullions form the new chapel opening, details of how these mullions will be removed and thereafter stored within the application site shall be submitted to the Local Planning Authority. Thereafter they shall be removed and stored strictly in accordance with the approved details.*

Assessment
The submitted details have been assessed by the KC Conservation and Design Officer.

In regards to Condition4 details have been supplied indicating the how the windows and doors are to be constructed

In regards to Condition 5 details have been supplied of jib door details at the required scale.

In regards to Condition 6 the plans indicate how the mullions will be used in the development.

The information provided as indicated on the submitted plans are of sufficient detail and the Officer considers that the information submitted provides the necessary information to assess the impact upon the listed building and the details are found to be satisfactory.

Decision Text
You have submitted the required details and this is acceptable for the purposes of conditions 4, 5 and 6 of permission 2015/93645.

The conditions require that the approved works are carried out in accordance with the method statement and the details. It therefore endures for the lifetime of the development and cannot be fully discharged at the present time.

Report Dated: