Planning (Listed Buildings and Conservation Areas) Act 1990

REFUSAL OF LISTED BUILDING CONSENT

Application Number: 2018/65/91570/W

To: Mr Ford
4, Thornhill Road
Edgerton
Huddersfield
HD3 3AU

For: Mr Ford

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been refused for the execution of the works referred to:-

LISTED BUILDING CONSENT FOR REPLACEMENT GUTTERING (WITHIN A CONSERVATION AREA)

At: SPRINGFIELD LODGE, 4, THORNHILL ROAD, EDGERTON, HUDDERSFIELD, HD3 3AU

In accordance with the plan(s) and applications submitted to the Council on 10-May-2018. The reasons for the Council's decision to refuse consent for the development are:

1. The proposed replacement of timber guttering with aluminium guttering, by virtue of its design and prominence on a Grade ll listed building would be detrimental to the character and appearance of the host building and introduce an unsympathetic construction material which would unduly detract from the character and historical significance of the Grade ll listed building. The proposal would not result in any significant public benefits, which would demonstrably outweigh its harm to the designated heritage asset. To permit such a development would be contrary to Policies BE1 (Criteria i and ii) and BE2 (Criteria i) of the Kirklees Unitary Development Plan (UDP), Policies PLP24 (Criteria a) and PLP35 (Criteria 1 & 3) of the Kirklees publication draft Local Plan and guidance contained within the Chapter 12 and Chapter 16 of the National Planning Policy Framework (NPPF).

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing Floor Plans, Elevations and Site Location Plan	E01	-	14th May 2018
Design & Access Statement	May 2018	-	14th May 2018
Heritage Impact Assessment	May 2018	-	14th May 2018
Site Location Plan	E10	-	14th May 2018

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 Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Detail the reasons behind refusing the application e.g.

The applicant was approached regarding amendments to the application but wished it to be determined on the basis of the submitted scheme. For the reason set out in the reason for refusal the development would not improve the environmental conditions of the area.

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.

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

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 using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/planning-inspectorate. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate. 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 email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 31-Jul-2018

Signed:



Karl Battersby
Strategic Director Economy and Infrastructure

Application Plans

The decision notice indicates which plan/s relate to the decision.

Plans can be viewed on the Planning and Building Control web site:

http://www.kirklees.gov.uk/business/planning/planning.asp

If a paper copy of the decided plan is required please email:

planning.contactcentre@kirklees.gov.uk

or telephone (01484) 414746 with the application number.

There may be a charge for this service.

Address to which all communications should be sent:

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