

I object to the 67 Westgate, Almondbury proposed North West elevation side extension

The proposed distance _____ could affect the structural foundations, brickwork and the appearance of a Grade 2 listed building, a protected property, which has special and important local historical significance.

The open aspect of the side of the property would become enclosed. Any proposed work to property 67 does not take any 'material' consideration of the appearance and the setting of _____ Grade 2 listed building and the row of Grade 2 buildings it forms part of.

I also believe that as part of _____, the foundations of a Grade 2 listed building will also form part of the curtilage area and the proposed development would undoubtedly encroach on these being so close.

The planning application does not state anywhere that 67 Westgate (property proposing planning) is a site of ancient historical interest, so I understand there may be a totally different planning application process for this.

Looking at the application, it only mentions that the property lies within the conservation area of Almondbury. It does not mention that the property in question _____ (along with the row of houses) have important local Historical significance to the conservation area, that they are protected properties, hence the Grade 2 listed building identification.

Should this proposal go ahead there will be no access to the gable end _____ to attend to any possible emergencies or maintenance work required on a Grade 2 listed building.

This includes;

Work to Foundations

Brickwork maintenance

TV Ariel

Sky Satellite Dish

Fire Flue

Roof Maintenance

No access to the "upper living" kitchen sink drain pipe that runs diagonally down the side of the gable end to a drain.

Access to this drainage will be enclosed and restricted

Also, any internal improvements _____ in the future that may require plumbing or drain work will be prevented as this may require access to the gable end i.e. conversion of garage, relocation of kitchen, relocation of fire flue

61, 63, 65A and 65B are Grade 2 listed properties. These are a row of houses, formerly part of a 17th Century Barn. The purchase of _____ title deeds state that the right at all times (for the benefit of the retained land and each and every part thereof) on giving reasonable notice (except in an emergency) to enter upon so much of the property as shall be necessary for the purpose of inspecting, cleansing, repairing, maintaining and replacing the roof, walls, footings, eaves, gutters, flues, fall pipes, drains, and other projections on or from the buildings on the retained land etc.

Currently access to the gable end _____ is through the porch of _____. There is a narrow gap between the porch and _____ where access could be gained but this has been blocked by the owner.

Access for various reasons through the porch of _____ gable end has been required and granted on occasions throughout the _____ years ownership of this property.

This planning application has also highlighted that access to the pathway running down the back of the properties of 61, 63, 65A and 65B around the gable end _____ has been blocked beyond the porch of _____. Access to the back of these properties is required for inspecting, walls, maintaining and replacing roof, guttering, maintenance of boilers, access to windows etc.

I trust that the planning department will investigate the objections raised to the proposed application.

