



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2020/65/90371/W

To: Oliver Pursglove,
OJP Architectural
5, Norwood Terrace
Burley in Wharfedale
LS29 7EY

For: K Ryall

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

LISTED BUILDING CONSENT FOR PARTIAL DEMOLITION OF EXISTING
DWELLING AND ERECTION OF REPLACEMENT DWELLNG

At: 3, TWO GATES, HOLME LANE, SLAITHWAITE, HUDDERSFIELD, HD7 5UG

In accordance with the plan(s) and applications submitted to the Council on 27-Feb-2020 subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

3. Prior to occupation of the dwelling, the chimney to the western end of the existing building shall be reconstructed of ashlar masonry. No works to reconstruct the chimney shall take place until a sample of ashlar stone has been submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

4. Notwithstanding the submitted details the roof to the new extension shall be reclaimed natural stone slate laid in diminishing courses to precisely match the existing roofing materials adjacent in respect colour and texture.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

5. Before the commencement of any works to the structure of the existing roof, details shall be submitted and approved in writing by the Local Planning Authority showing any components of the roof structure (including trusses, purlins and rafters) to be replaced and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. Such details to include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the method statement approved.

Reason: For the avoidance of doubt as to what is being permitted and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

6. Rainwater goods (gutters, downpipes and hopperheads) shall be in cast-iron painted black, the sectional profile for the rainwater gutters shall be half round supported by rise and fall brackets.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

7. The window frames shall be set back in the reveal by 75 - 100mm.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

8. All facing stonework shall be bedded on and pointed with lime mortar. Before work begins, sample panel(s) of all new and reconstructed facing stonework shall be provided on site showing the proposed stone types, sizes, colour, texture and pointing mortar mix, joint thickness and finish profile. Confirmation of the materials and methods shall be approved in writing with the Local Planning Authority, the works shall be carried out in complete accordance with the approved samples thereafter. The approved sample panel(s) shall be retained on site until the work is completed and the condition is discharged.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

9. No works of demolition or alteration by way of substantial partial demolition shall begin before evidence has been submitted to the Local Planning Authority of a binding contract for the full implementation of the comprehensive scheme of development and associated planning permission for which the contract provides.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 asset and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

10. Before work begins to install the large windows and sliding timber doors to the former barn, drawings to a minimum scale of 1:20 on elevation and 1:5 on plan and in section fully detailing the replacement windows and sliding timber doors shall be approved in writing by the Local Planning Authority. The works shall be carried out in complete accordance with the approved drawings and so retained thereafter.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

11. Prior to occupation of the dwelling, traditional timber staircases, skirting boards, internal doors and door surrounds shall be reinstated throughout the listed building. No works to the reinstate the interior shall be carried out until drawings to a minimum scale of 1:20 on elevation and 1:5 on plan and in section fully detailing the replacement staircases, skirting boards, internal doors and door surrounds have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in complete accordance with the approved drawings and so retained thereafter.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

12. Prior to occupation of the dwelling, a flag stone floor shall be reinstated to the dining area, the flag stones shall precisely match those removed from the listed building in respect of size, colour and texture. No works to relay the flag stones to the floor of the dining area shall take place until a sample of Yorkshire stone flag flooring has been submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord within Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	1106 (PL) 01		5th February 2020
Existing elevations and floor plans	1106 (PL) 02		5th February 2020
Proposed elevations and floor plans	1106 (PL) 03 – Rev: E		5th July 2020
Demolition plan	1106 (PL) 101		5th February 2020
Floor and wall details	1106 (PL) 11 – Rev: A		5th July 2020
Window details	1106 (PL) 12 – Rev: A		5th July 2020
Structural Report	MDL-3248 dated 19th December 2019		5th February 2020
Design and Access Statement			5th February 2020
Method Statement			5th February 2020

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. The Local Planning Authority have negotiated and advised the applicant and Agent throughout the application process with amended and additional plans being submitted.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- **This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “submitted to and approved in writing by the Local Planning Authority”.**
- **You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.**
- **This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.**
- **You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.**
- **It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.**
- **If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.**

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

To discuss the benefits that FTTP may have for your development, please contact Carl Tinson in Kirklees Council's Digital Team at carl.tinson@kirklees.gov.uk.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

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: 02-Nov-2020

Signed:



David Shepherd
Strategic Director Growth and Regeneration

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2020/65/90371/W .

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Planning Services
Investment and Regeneration
PO Box B93
Civic Centre III
Off Market Street
Huddersfield
HD1 2JR
