

APPLICATION NO.	
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RECEIPT NO.	FEE RECEIVED
CARD	OTHER
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY (PLUS THE ORIGINAL)

PLANNING - PO Box B93, Civic Centre 3, Huddersfield, HD1 2JR **Tel:** 01484 414746 **E-mail :** dc.admin@kirklees.gov.uk

**Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	146
Suffix	
Property name	
Address line 1	Armitage Road
Address line 2	Milnsbridge
Address line 3	
Town/city	Huddersfield
Postcode	HD3 4JY
Description of site location must be completed if postcode is not known:	
Easting (x)	411607
Northing (y)	416139
Description	

2. Applicant Details

Title	Mr
First name	Ian
Surname	Millward
Company name	
Address line 1	146 Armitage Road
Address line 2	Milnsbridge
Address line 3	
Town/city	Huddersfield

2. Applicant Details

Country	
Postcode	HD7 4EX
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

The approved development was an upper storey rear extension, which is now almost completed. The upper storey was to be built up on top of the existing single storey. Internally this would create an upstairs bathroom and bedroom in the extension, and the downstairs original adjoining bathroom and kitchen was to become a larger kitchen and dining space. Being in a conservation area, as per condition 3 of the decision, the external walls and roofing materials "shall in all respects match those used in the construction of the existing building.

Reference number

2017/62/92817/W

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

3

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/05/2018

Has the development been completed?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

The building work is completed, and the extension has been built using the most expensive stone to give a perfect match with the original building. However, because stone becomes porous over time, building control has requested that the side of the extension which receives much of the weather be rendered to achieve a better waterproof surface. This will cover the lovely new stonework, which looks great, and which I have to say I am not happy about! This rendering work has not been completed yet.

The roofing material was intended to be matching slate, and indeed the slates were carefully removed from the original lower storey roof with the intention of re-using them above. Although the roof of the new extension has only a shallow pitch of some 10 degrees, the structural engineer and building control planned to use a system of counter-battening with roofing felt, and then the original slates, over the bituminised boarding. However, when it became time for the roof to be completed, two separate professional roofers from experience stated that this system would eventually fail, because the act of counter-battening punctures the waterproofing on the boards, and the wind is able to blow rain both under the felt and the slates. Clearly it was folly to begin with a roofing system which would eventually fail, and since the property needed a roof with the imminent arrival of winter (this was early October and my daughter and grand-daughter still living in the building), the only solution was to use a rubber membrane over the boarding and this was done. This was a forced circumstance and not at all intended when the building work commenced and indeed progressed.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Building control have requested the side stone wall of the extension be rendered. This will change the appearance of the stone, but only to the side elevation. I

5. Condition(s) - Removal/Variation

have asked building control if a chemical liquid waterproofing system can be used instead, leaving the stone appearance as it is, but they have re-stated that rendering is preferred. Of course they need to be able to sign off the work on completion so I must follow their guidance.
The requirement for a slate roof using the planned system of the structural engineer turned out to be unfeasible, so therefore forcing the use of a rubber membrane which I hope will be acceptable instead of the slate.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

Stuart helped me by explaining what I needed to do in order to report the changes from the original planning, and gave me guidance on where to find the relevant forms. Thank you!

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Ian
Surname	Millward
Declaration date (DD/MM/YYYY)	09/10/2020

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

09/10/2020