Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2021/65/90202/W

To: Daryl Le-Vine,
Martin Walsh Architectural
Firth Buildings, 99-103, Leeds Road
Dewsbury
WF12 7BU

For: P Young

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 ERECTION OF SINGLE STOREY REAR EXTENSION TO BASEMENT FLAT WITH INTERNAL AND EXTERNAL WORKS(WITHIN A CONSERVATION AREA)

At: STONEBOW HOUSE, 103, NORTHGATE, ALMONDBURY, HUDDERSFIELD, HD5 8UU

In accordance with the plan(s) and applications submitted to the Council on 22-Feb-2021 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 schedule 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, in the interests of the significance of the Almondbury Conservation Area and the listed building to accord to Policies LP24 and LP35 of the Kirklees Local Plan and policies in Chapter 16 of the National Planning Policy Framework.

3. The external walls to the extension shall be constructed in natural stone walling to match the stone type, colour, finish and coursing of the existing rear elevation that it will adjoin. A sample panel (1 metre square) shall be prepared on site and approved in writing by the Local Planning Authority before work to commence the walling commence. The works shall be carried out in accordance with the approved details and retained thereafter.
Reason: In the interests of visual amenity, to preserve the significance of the listed building and to comply with Policies LP24 and LP35 of the Kirklees Local Plan.

4. The approved flashing shall be fixed into mortar joints below the string course and not cut into the stonework.
Reason: In the interests of visual amenity and to sustain the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

5. The new heads and cills for all new openings shall be of natural stone and shall replicate the heads and cills of the existing windows on the rear elevation in terms of stone type, size, tooling and section. A sample shall be left on site for the inspection and approval in writing by the Local Planning Authority before any heads or cills are installed. Thereafter the works shall be undertaken in accordance with the details so approved.
Reason: In the interests of visual amenity and to sustain the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

6. Pointing of the walls to the extension shall be carried out in mortar to match the re-pointing on the rear of the main building. A sample panel (1 metre square) shall be prepared on site and approved in writing by the Local Planning Authority before work to commence the pointing works commence.. The works shall be carried out in accordance with the approved details and retained thereafter.
Reason: In the interests of visual amenity and to sustain the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

Note for condition 6: weatherstruck, ribbon or strap pointing is unacceptable

7. All new window frames shall be set back in the reveal by 50-75mm and shall not be fitted flush with the external wall.
Reason: In the interests of visual amenity and to sustain the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Plans – Existing Elevations	PYNO-MWA-XX-XX-DR-A-0005	-	20.1.21
Plans – Existing Floor Plans	PYNO-MWA-XX-XX-DR-A-0004_First and Second Floors	-	20.1.21
Plans – Existing Floor Plans	PYNO-MWA-XX-XX-DR-A-0003_ Basement and Ground Floors	-	20.1.21
Plans – Existing Site / Block Layout	PYNO-MWA-XX-XX-DR-A-0002	-	20.1.21
Plans – Location Plan	PYNO-MWA-XX-XX-DR-A-0001	-	20.1.21
Plans – Proposed Elevations	PYNO-MWA-XX-XX-DR-A-0008_Proposed Elevations_S2_P4	-	18.5.21
Plans – Proposed Floor Plans	PYNO-MWA-XX-B1-DR-A-0007_Basement	-	20.1.21
Plans – Proposed Site / Block Layout	Stonebow House	-	1.4.21
Supp Info – Conservation/Heritage Assessment	PYNO-MWA-XX-XX-RP-A-0002_HERITAGE_STATEMENT_S2_P3	-	18.5.21
Supp Info – Design and Access Statement	PYNO-MWA-XX-XX-RP-A-0001_DESIGN_AND_ACCESS_STATEMENT_S2_P3	-	18.5.21

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. Amendments were secured through the course of the application to provide suitable details of the proposed works. This decision is based on the amendments received.

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.**

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: 09-Jul-2021

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 2021/65/90202/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
