

APPLICATION NO.	
DATE LODGED	
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 listed building consent for alterations, extension or demolition of a listed building.

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	19
Suffix	
Property name	
Address line 1	Hill Top Road
Address line 2	Slaithwaite
Address line 3	
Town/city	Huddersfield
Postcode	HD7 5ES

Description of site location must be completed if postcode is not known:

Easting (x)	407951
Northing (y)	414238

Description

2. Applicant Details

Title	Miss
First name	Chantelle
Surname	Waller
Company name	
Address line 1	19
Address line 2	Hill Top Road
Address line 3	Slaithwaite
Town/city	Huddersfield

2. Applicant Details

Country

Postcode

HD7 5ES

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 Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

(1) Replacement of rotten windows with side hung casement windows as an example, with simple detailing to ensure the windows are within keeping with the aesthetics of the property. Having discussed with the council, they confirmed the windows are not historic and an application would be supported. Please also note, there is an existing side hung window in the second bedroom. (2) Replacement of rotten timber gutters which is causing visible damp problems to the front bedroom / rear of the property. Gutters are to be replaced with aluminium gutters (similar to those next door, 17 Hill Top Road which is also Grade II listed - the gutters would be as close to identical as possible in order to maintain consistency across the front of the listed terrace properties). (3) Replacement of front door - as this isn't a historic door the council noted they would support an application to replace it with a timber vertical boarded door similar in style to the one at 17 Hill Top Road. The door is split and there are visible gaps between the door and frame. (4) Add Extractor Fan to the bathroom at rear of the property - given the ongoing damp problems in this property, I would also like to apply for an extractor fan on the rear wall (least prominent aspect). The unit would be positioned discreetly with a small hole so that damage to the masonry is kept to a minimum.

Has the development or work already been started without consent?

☐ Yes

☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☐ Yes

☒ No

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes

☒ No

8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

9. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

a) works to the interior of the building? ☒ Yes ☐ No

b) works to the exterior of the building? ☒ Yes ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☐ Yes ☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Photographs provided to show the existing rotten window frames whilst also providing historic photographs showing the change in windows over the years (confirming the existing windows are not historic). Also attaching an example of the windows we would like to install. Please note, there was a previous application for double glazing that was granted. Reference: The Listed Building Consent 2014/90665. However, it appears the window frames were not replaced at the time the double glazing was installed.

There are external photos of the gutters that need to be replaced (note the gutters at 17 Hill Top Road that we would like to match at 19 Hill Top Road and maintain consistency). There are also photos of the damp inside the front bedroom wardrobe, immediately next to where the gutters are on the front of the property. The damp is caused by the rotten gutters so their replacement will prevent further damage to the internal of the property. The lack of extractor fan and airflow in the bathroom is causing damp and significant damage to the window frames. We would request to add an extractor fan in order to improve the airflow and prevent further damage to the interior. Also attached are photographs of the front of the property where the door is visibly split and there are gaps between the bottom of the door and door frame.

10. Materials

Does the proposed development require any materials to be used? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Doors	Timber, White	Timber, White
Windows	Timber, White, Sash windows	Timber, White, Side hung windows with simple detailing, for example: opening windows which are flush with the frames, and horizontal glazing bar to maintain the sash-look.
Other Gutters	Timber	Black Aluminum (same as next door, 17 Hill Top Road, also a Grade II listed property)
Other Extractor Fan Unit	Not existing	The unit will be positioned discreetly, with a dark vent cover, and a small hole so that damage to the masonry is kept to a minimum

Are you submitting additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

12. 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?

12. Site Visit

- ☐ The agent
☐ The applicant
☒ Other person

If Other has been selected, please provide contact details:

Contact name:

Title	Mrs
First name	
Surname	
Telephone number	
Email address	

13. 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	Senior Conservation Officer
First name	
Surname	
Reference	CV5-163 19 Hill Top Road

Date (Must be pre-application submission)

08/01/2021

Details of the pre-application advice received

Copy of email received from Sue Oakley :

"The Listed Building Consent 2014/90665 was for the replacement of the single glazing with double glazing within the existing window frames, so if the double glazing was fitted at this time you can replace it with new double glazing without consent, although you'll need to make sure the slim glazing bars are retained. If you wish to replace the entire windows including the frames, you'll need Listed Building Consent to change them for a different style or with more opening windows, but not if they're like for like.

I asked for close up photos of the windows but I don't need these now as I've done some research and found that the existing windows aren't historic so we wouldn't object to their replacement. I've attached a couple of photos from 1980, before the house was listed in 1985, as well as two colour photos from 2000, and they show different windows. If you choose to replace them I'd recommend fixed windows which match the existing, jack sashes as existing (these are simple gravity sashes without pulleys and weights) that can be fixed shut, as well as side hung casement windows which I think can be justified. I've attached an example photo of side hung casements as an example, showing the simple detailing, opening windows which are flush with the frames, and horizontal glazing bar. Any replacement windows would need to be in timber which shouldn't be a problem if good quality timber is used and the windows are maintained well, and the double glazed units should have a narrow gap of up to 8mm with black spacer bars to blend into the shadows and give the impression of single glazing. As I mentioned above, any changes to the existing windows would need Listed Building Consent.

If the existing timber gutters are rotten you can replace them with new matching timber gutters without needing to apply for Listed Building Consent. We wouldn't generally support the replacement of timber gutters on part of a terrace with aluminium so the neighbours may have replaced them without permission, although I don't have details of their 2003 Listed Building Consent application to hand.

As discussed, if you replace the front door like for like it won't need consent, but as this isn't a historic door we'd support an application to replace it with a timber vertical boarded door similar in style to the one at 17 Hill Top Road.

Given the ongoing damp problems in this property, you may also want to apply for an extractor fan on the rear wall as this is the least prominent aspect. The unit should be positioned discreetly, with a dark vent cover, and a small hole so that damage to the masonry is kept to a minimum.

For anything above that needs consent you'll need to include a heritage statement which should explain what you intend to do, why, and how it will affect the listed building. If you haven't covered everything we can discuss them while the application is in."

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

14. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Certificates

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person role

- ☒ The applicant
☐ The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

☒ Declaration made

16. 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)