



**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2021/70/90513/W

To: Andrew Keeling,
AKPlanning
147, Lane Top
Linthwaite
Huddersfield
HD7 5SG

For: K Ryall

**In pursuance of its powers under the above-mentioned Act and Order the
KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning
Authority hereby permits:-**

VARIATION CONDITIONS 2 AND 6 ON PREVIOUS PERMISSION 2020/90371
FOR 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 09-
Feb-2021 [together with those plans and application(s) submitted to the Council
on 27-Feb-2020 and incorporated into planning permission 2020/65/90371/W
granted on 02-Nov-2020] and subject to the condition(s) specified hereunder:-**

1. The development hereby permitted shall be begun prior to 1st November 2023.

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 sourced from Hill House Edge Quarry and 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 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 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 Local Plan Policy LP35 and the National Planning Policy Framework.

6. Rainwater goods (gutters, downpipes and hopper-heads) shall be in cast-iron painted black, the sectional profile for the rainwater gutters shall be ogee supported by metal brackets and 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 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 Local Plan Policy LP35 and the National Planning Policy Framework.

8. All facing stonework shall be bedded on and pointed with lime mortar comprising 1 part NHL 3.5 Lime to 1.5 parts Nosterfield Grit Sand to 1.5 parts Leighton Buzzard building sand. The stone types, sizes, colour, texture, joint thickness and finish profile shall match the sample panel of facing stonework provided and inspected on site. The sample panel shall be retained on site until the works are complete.

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 Local Plan Policy LP35 and the National Planning Policy Framework.

9. The works shall be carried out in full accordance with the submitted binding building contract.

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 Local Plan Policy LP35 and the National Planning Policy Framework.

10. 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 Local Plan Policy LP35 and the National Planning Policy Framework.

11. Prior to occupation of the dwelling, a flag stone floor shall be reinstated to the dining area, the flag stones shall precisely match the Yorkshire stone flag flooring samples sourced from Pennine Demolition as inspected on site by the Conservation and Design Officer on 11/12/2020 and 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 Local Plan Policy LP35 and the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan received with the original application 2020/90371	1106 (PL) 01		5th February 2020
Existing elevations and floor plans received with the original application 2020/90371	1106 (PL) 02		5th February 2020
Proposed elevations and floor plans received with the original application 2020/90371	1106 (PL) 03	Rev: E	5th July 2020
Demolition plan received with the original application 2020/90371	1106 (PL) 10		5th February 2020
Floor and wall details received with the original application 2020/90371	1106 (PL) 11	Rev: A	5th July 2020
Window details received with the original application 2020/90371	1106 (PL) 12	Rev: A	5th July 2020
Structural Report received with the original application 2020/90371	MDL-3248 dated 19th December 2019		5th February 2020
Design and Access Statement received with the original application 2020/90371			5th February 2020
Method Statement received with the original application 2020/90371			5th February 2020
Photograph of proposed gutter profile			09/02/2021
Barn Proposed Changes Supporting Information			09/02/2021
Photograph of ashlar stone sample Hill House Edge Quarry			12/04/2021
Photograph reclaimed walling and pointing			12/04/2021

Plan Type	Reference	Version	Date Received
sample			
Building Contract	JR02458		12/04/2021
Lounge Window Detail	1106 (PL) 13	Rev: A	12/04/2021

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 applicant was asked to resubmit details submitted with applications 2021/90515 and 2020/94004.

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 Telephone: (01484) 221550 for more information.

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

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
 - i) 28 days from the date of this notice where the enforcement notice has been served,
 - ii) 28 days of the date of service of the enforcement notice or,
 - iii) the specified period starting from the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- 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 can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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: 15-Apr-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 2021/70/90513/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
