Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2021/65/91799/W

To: Edward Gribbin,
Orange Design Studio
59A, Huddersfield Road
Mirfield
WF14 8AA

For: Z Piscitelli

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 DEMOLITION OF EXISTING PORCH AND ASSOCIATED EXTERNAL AND INTERNAL WORKS.

At: 14, PARKWOOD ROAD, LONGWOOD, HUDDERSFIELD, HD3 4TT

In accordance with the plan(s) and applications submitted to the Council on 10-May-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, and to accord with Policies LP1, LP2, LP24 & LP35 of the Kirklees Local Plan, and to accord with policies within chapters 12, and 16 of the National Planning Policy Framework.

3. The external walls and roofing materials of the detached garage hereby approved shall be stone and stone slate roof to match those used in the construction of the host property and retained thereafter.
Reason: In the interests of the significance of the listed building and to accord with Policies, LP24 & LP35 of the Kirklees Local Plan and to accord with policies within chapters 2, 12, 13, 14 and 16 of the National Planning Policy Framework.

4. Prior to the commencement of any works to the structure of the existing property, a structural engineering report including a method statement shall be submitted to, and approved in writing by the Local Planning Authority. The report shall clearly set out all essential works and include the proposed fitting of steel beams to any windows and new internal openings. The development shall be carried out in accordance with the structural engineering report and method statement. The development shall not be brought into use until the works within the approved structural engineering report and method statement has been completed.
Reason: In the interests of sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

5. All repointing work shall be undertaken using lime mortar which will be formed of quicklime base (CL90). All aggregates shall be locally sourced, to be well graded and ensure a good mix ratio.
Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

6. The removal of render shall be undertaken using hand tools only (i.e hammer and chisel).
Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

7. Any plastering of stonework shall be undertaken using lime plaster only, ensuring there is a sufficient mix of animal hair.
Reason: In the interests of the sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

8. No cement or concrete shall be used as part of the development hereby approved.
Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

9. All insulation material to be used within the development hereby approved shall be entirely permeable .No non-permeable artificial insulation materials including Kingspan, Celotex, Rockwool, Recticel, Ecotherm, Ballytherm or similar shall be used and all installed insulation shall not make use of a vapour barrier.
Reason: In the interests of the sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

10. There shall be no installation of any form of damp proof coursing to any part of the development hereby approved.
Reason: In the interests of the sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

11. All scaffolding used in the construction of the development hereby approved shall ensure that it has protective nylon end caps.
Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

12. The removal of walls shall be undertaken by hand only with no use of sledgehammers or cutting tools.
Reason: In the interests of the sustaining the architectural significance of the listed building to accord with Policy LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

13. There shall be no cleaning or blasting of any part of the stonework/ masonry.
Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

14. All rooflights shall be Conservation rooflights, to ensure they sit entirely flush to the roof plane and retained thereafter.
Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

15. The roof tiles shall not be turned as part of the development hereby approved.
Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

16. The existing roof tiles shall be reused, any replacement roof tiles shall be reclaimed natural stone slate laid in diminishing courses to precisely match the existing roofing materials adjacent in respect colour and texture.
Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

17. Prior to commencement of any works to windows and doors, full joinery details at a scale of 1:10 shall be 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: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

18. All window glazing shall be of a thickness no greater than 16mm.
Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

19. All window surrounds to the heads, cills and jambs shall be finished in burnt sand mastic only.
Reason: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

20. Prior to the commencement of any works to enlarge the gable window, drawings to a minimum scale of 1:20 on elevation and 1:5 on plan and in section fully detailing the replacement window shall be 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: In the interests of visual amenity and sustaining the architectural significance of the listed building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and to accord with policies within chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan 1:1250	(EX)003		21.5.21
Block Plan 1:200	(20)003		24.11.22
Existing floor plans and elevations	(EX)001		30.4.21
Historic floor plans and elevations	(EX)002		30.4.21
Existing garage	(EX)004		14.5.21
Site photos			14.5.21
proposed layout & elevations of the detached garage	(20)002		21.5.21
Proposed cross section	(70)005		14.10.22
Proposed floor plan indicating demolition	(70)003		14.10.22
Proposed floor plan indicating new build	(70)004		14.10.22
Proposed elevations	(30)001		14.10.22
Design & Access Statement	Rev C		14.10.22
Schedule of works	ODS_21/312	E	8.11.22

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 Planning 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 Case Officer requested amended plans during the process of the application to seek an amendment which would reduce the impact of the development on the character of the Listed Building. This decision is based on the amended/additional documents 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.**

If this application has been publicised by notice(s) in the vicinity of the site, please would you now remove the notice(s) and dispose of it/them responsibly to avoid harm to the appearance of the local 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/appeal-planning-decision 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: **25-Nov-2022**

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 2021/65/91799/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: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
