**Planning (Listed Buildings and Conservation Areas) Act 1990**

**LISTED BUILDING CONSENT**

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**Application Number: 2021/65/93000/W**

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**To:** Farrar Bamforth Associates
51, Trinity Street
Huddersfield
HD1 4DN

**For:** J Poyner

**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 ALTERATIONS TO ATTACHED BARN TO EXTEND LIVING ACCOMMODATION

**At:** CLAY HALL, 58, LUMB LANE, ALMONDBURY, HUDDERSFIELD, HD4 6SZ

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**In accordance with the plan(s) and applications submitted to the Council on 30-Jul-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 LP24 and LP35 of the Kirklees Local Plan, the adopted SPD on House Extensions and Alterations and Policies within Chapter 12 and 16 of the National Planning Policy Framework.

3. The external walls and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.
**Reason**: In the interests of visual amenity and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, the adopted SPD on House Extensions and Alterations and Policies within Chapters 12 and 16 of the National Planning Policy Framework.

4. All rooflights installed as part of this permission shall be of a conservation style and shall be installed flush with the roofline with a central glazing bar. Such rooflights which shall be retained thereafter.
**Reason:** In the interests of ensuring good design and safeguarding the traditional character of the building, to protect the character and setting of the listed building, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, the adopted SPD on House Extensions and Alterations and Policies within Chapters 12 and 16 of the National Planning Policy Framework.

5 All new and replacement window frames in the conversion of the barn shall be set back in the reveal by a minimum of 75mm.
Reason: In the interests of ensuring good design and safeguarding the traditional character of the building, to protect the character and setting of the listed building, to accord with Policies LP24 and LP35 of the Kirklees Local Plan, the adopted SPD on House Extensions and Alterations and Policies within Chapters 12 and 16 of the National Planning Policy Framework.

6. All new window frames shall be of timber construction with a painted finish. Mouldings, timber sections and glazing shall be of traditional design, details of which (to be shown at a scale of 1:20 in elevation and 1:5 in detail) shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The works shall be completed in accordance with the approved details before the development is first occupied and thereafter retained as such.
**Reason**: In the interest of visual amenity and so as to retain the significance of the Listed building and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, the adopted SPD on House Extensions and Alterations and Policies within Chapters 12 and 16 of the National Planning Policy Framework.

**NOTE:** The site is located within the Kirklees Bat Alert Layer and there is an increased potential for roosting bats. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site, development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| Plans – Location Plan | Location Plan. Drawing No. 21/D34-OS Map. Revision: -. | - | 30/07/2021 |
| Plans – Proposed Site/Block Layout | Site Survey. Drawing No. 21/D34/01. Revision: -. | - | 29/07/2021 |
| Plans – Existing Elevations | Existing Elevations. Drawing No. 21/D34/03. Revision: -. | - | 29/07/2021 |
| Plans – Existing Floor Plans | Existing Floor Plans. Drawing No. 21/D34/02. Revision: -. | - | 29/07/2021 |
| Plans - Grouped Plans and Elevations | Proposed Plans & Elevations. Drawing No.21/D34/04. Revision: -. | - | 29/07/2021 |
| Supp Info – Bat Survey | Bat Survey Report. Dated 23rd July 2018. Prepared by: Middleton Bell Ecology. | - | 29/07/2021 |
| Supp Info – Conservation/Heritage Assessment | Heritage Statement. Farrar Bamforth Associates Ltd. July 2021. | - | 29/07/2021 |

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.

**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:** 13-Oct-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 2021/65/93000/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.

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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

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