Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2021/65/93411/W

To: Michael Owens,
Fibre Architects Ltd
Buckden Mount
8, Thornhill Road
Edgerton
Huddersfield
HD3 3AU

For: Pinder

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 PARTIAL DEMOLITION, ERECTION OF SINGLE STOREY REAR EXTENSION WITH ASSOCIATED INTERNAL AND EXTERNAL WORKS (WITHIN A CONSERVATION AREA)

At: 32, TALBOT AVENUE, EDGERTON, HUDDERSFIELD, HD3 3BG

In accordance with the plan(s) and applications submitted to the Council on 07-Sep-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 & LP35 of the Kirklees Local Plan and to accord with policies within chapters 2, and 12 of the National Planning Policy Framework.

3. The external walls of the extension hereby approved shall in all respects match those used in the construction of the existing building and thereafter retained.
Reason: In the interests of visual amenity and preservation of a listed building and its setting to accord with Policies LP1, LP2, LP24 & LP35 of the Kirklees Local Plan, and policies within chapters 12 and 16 of the National Planning Policy Framework and The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

4. The external roofing materials of the extension hereby approved shall be a pitched stone slate to match the existing roofs of the host property, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before development commences. (This could photographic details with the supplier's confirmation of material type and slate dimensions). The development shall be constructed in accordance with the materials approved by this condition which shall be thereafter retained.
Reason: In the interests of visual amenity and preservation of a listed building and its setting to accord with Policies LP1, LP2, LP24 & LP35 of the Kirklees Local Plan, and policies within chapters 12 and 16 of the National Planning Policy Framework and The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

5. Prior to the removal of the existing windows or their frames, fully detailed and dimensioned drawings at minimum scales of 1:10 elevation and 1:5 plan, including proposed frame colours and glazing specification for all windows and their frames shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be installed completely in accordance with the approved details and retained thereafter for the lifetime of the development.
Reason: In the interests of visual amenity and preservation of a listed building and its setting to accord with Policies LP1, LP2, LP24 & LP35 of the Kirklees Local Plan, and policies within chapters 12 and 16 of the National Planning Policy Framework and The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

6. The external gutters and rainwater pipes hereby approved shall in all respects match those used in the construction of the host building. Prior to the development being brought into use details shall be submitted to and approved in writing by the Local Planning Authority. Prior to the development being brought into use the gutters and rainwater pipes shall be installed completely in accordance with the approved details and retained thereafter for the lifetime of the development.
Reason: In the interests of visual amenity and preservation of a listed building and its setting to accord with Policies LP1, LP2, LP24 & LP35 of the Kirklees Local Plan, and policies within chapters 12 and 16 of the National Planning Policy Framework and The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

7. ‘No works including any works of internal strip out or demolition works shall commence until the impacted building spaces have been subject to historic recording in accordance with **Level 1** of Historic England’s advice note, *‘Understanding Historic Buildings A Guide to Good Recording Practice’* (2016). The record should comprise a basic photographic record of the affected interior spaces and elevations, supplemented by the minimum of information needed to identify the building’s location, age, type and to note any significant features.
The details required shall include:

- A drawn record including sketch and measured drawings showing the referenced views.
- A photographic record of the impacted interior and exterior elevations.
- A brief written record.

Thereafter the record shall be submitted to and approved in writing by the Local Planning Authority before works commence.
Reason: To produce an analysis of the development and use of the structure and to accord with Policy LP35 of the Kirklees Local Plan, chapter 16 of the National Planning Policy Framework and Historic England’s *‘Understanding Historic Buildings A Guide to Good Recording Practice’* (2016).

8. All facing stonework shall be bedded on and pointed with lime mortar. Before work begins, sample panel(s) of all new and reconstructed facing stonework shall be provided on site showing the proposed stone types, sizes, colour, texture and pointing mortar mix, joint thickness and flush finish profile. Confirmation of the materials and methods shall be approved in writing with the Local Planning Authority, the works shall be carried out in complete accordance with the approved samples thereafter. The approved sample panel(s) shall be retained on site until the work is completed and the condition is discharged.
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 Kirklees Local Plan Policy LP35 and the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing location Plan 1:1250	EX0001		12TH Jan 2022
Existing site plan 1:200	EX0002		12TH Jan 2022
Existing floor layout	EX0003		12TH Jan 2022
Existing elevations & sections	EX0004		12TH Jan 2022
Proposed ground floor layout	AL0215		12TH Jan 2022
Proposed first floor layout	AL0216		12TH Jan 2022
Proposed front & side elevations	AL0220	A	12TH Jan 2022
Proposed rear & side elevations	AL0222	A	12TH Jan 2022
3D images as proposed	220 109		12TH Jan 2022
Demolition as proposed	AL0007	A	12TH Jan 2022
Schedule of works	220 112		12TH Jan 2022
Heritage Statement	210 818		12TH Jan 2022

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 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.**

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: 21-Jan-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 2021/65/93411/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
