



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2021/65/93492/W

To: Paul Briggs,
Northern Design Partnership
The Chapel
Mill Moor Road
Meltham
Holmfirth
HD9 5JU

For: Mr Gillings

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 EXTENSIONS AND ALTERATIONS TO OFFICES TO FORM 2 DWELLINGS AND FORMATION OF PARKING (WITHIN A CONSERVATION AREA)

At: MIDWAY HOUSE, 51 & 53, HUDDERSFIELD ROAD, MELTHAM, HOLMFIRTH, HD9 4AF

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 shall be begun not later than the expiration of three years beginning with the date on which consent is granted.

Reason: Pursuant to Section 18(1) of the planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Order 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: To ensure that the proposed works preserve the character and appearance of the Listed Building and to accord with the aims of Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

3. Within 3 months of the demolition of the rear extensions, the external masonry of the building shall be cleaned. This cleaning shall not take place until full details of the specification of cleaning methods have first been submitted to and approved in writing by the Local Planning Authority. A 1sq.metre sample panel of cleaning shall be prepared on site and approved in writing by the Local Planning Authority before stone cleaning commences. Thereafter the stone cleaning undertaken shall be in accordance with the agreed details.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

4. Any holes in the external masonry, from the removal of redundant equipment and the demolition of the extensions, shall be infilled with stone to match the existing, in terms of tooling, coursing, stone type and size.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

5. Re-pointing shall be carried out using a 1:3 NHL3.5 hydraulic lime well graded sharp sand mortar unless otherwise agreed in writing by the Local Planning Authority. No power tools shall be used to remove any existing mortar and the mortar shall be flush pointed.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

6. The two new external doors at the rear of the building shall be of a timber vertical boarded construction and shall be set approximately 100mm into the reveal. No works to install the external openings shall take place until design (at 1:20 scale) and joinery details (at 1:5 scale) have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

7. The roof light hereby consented on the rear roof slope shall be a CR01-2 conservation rooflight or similar style.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework

NOTE: In relation to condition 5, weatherstruck, strap or ribbon pointing is not permitted

NOTE: The applicant is reminded that the carrying out of unauthorised work to a listed building is an offence, punishable by a fine, imprisonment or both, as detailed in Section 9 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

NOTE: This decision notice does not grant Listed Building consent for the advertisements displayed on building, including the hanging sign to the front of the building, on Drawing No. 3510-02. A separate listed building consent application will be required for these.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form	-	-	2nd September 2021
Location Plan a scale of 1:1250	-	-	7th September 2021
Existing Floor Plans	2015-011	-	2nd September 2021
Existing Elevations	2015-02	-	2nd September 2021
Amended Proposed Floor Plans	2015-04	B	6th October 2021
Amended Proposed Elevations	2015-05	B	6th October 2021
Proposed Site Plan	2015-06	B	22nd October 2022
Proposed Site Plan	2015-08	A	2nd September 2021
Design and Access Statement incorporating Heritage Statement by Northern Design Partnership dated September 2020	-	-	2nd September 2021
Heritage Assessment - Updated by Archaeological Research Services dated November 2020	2020/170	-	17th December 2021
Topographical Survey	NDP/369/SP	-	2nd September 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.

Officers requested a highways statement for the allied planning application, and this was later submitted by the applicant's agent and was considered satisfactory. Revised plans were also submitted omitting a second floor window and replacing with a rear rooflight and such a change is considered acceptable.

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: 04-Jul-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 2021/65/93492/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
