



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2021/65/94324/E

To: Simon Rolley,
Faithful + Gould
3100, Century Way
Leeds
LS15 8ZB

For: Anne-Marie Parker, Kirklees Council, Commercial Services

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 CHANGE OF USE OF EXISTING MUSEUM
AND CART SHED TO COMMERCIAL SHORT TERM RESIDENTIAL
ACCOMMODATION FOR HOLIDAY LETTING (WITHIN A CONSERVATION
AREA)

At: RED HOUSE MUSEUM, 281, OXFORD ROAD, GOMERSAL, BD19 4JP

In accordance with the plan(s) and applications submitted to the Council on 29-Nov-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 the requirements of Section 91 of the Town and Country Planning Act 1990.

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 to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP35 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

3. Prior to any works to any windows commencing, full details of the method and extent of repair shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include joinery details at a scale of 1:5 and window elevations at a scale of 1:20. The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.

Reason: To preserve the significance and setting of the listed building in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

4. Prior to any works to any internal doors of the Red House commencing, joinery details at a scale of 1:5 and door elevations at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning. The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.

Reason: To preserve the significance and setting of the listed building in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

5. Prior to any works to any external doors of the Red House commencing, joinery details at a scale of 1:5 and door elevations at a scale of 1:20 shall be submitted to and approved in writing by the Local Planning. The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.

Reason: To preserve the significance and setting of the listed building in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

6. Prior to any works to provide new cart entrance doors or screens in the coach house commencing, sections at a scale of 1:5 and elevations at 1:20 of the new entrance doors or screens shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved drawings and retained thereafter.

Reason: To preserve the significance and setting of the listed building in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

7. External fixings included but not limited to, new rainwater goods and soil stacks and mechanical and electrical fittings, shall be fixed into mortar joints and not directly into the masonry. Any redundant fittings shall be carefully removed, with fixing holes infilled with lime mortar to match the existing colour and finish of the background.

Reason: To preserve the significance and setting of the listed building in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

8. The infilling of the doorway to room 104 in The Red House shall be recessed to allow the historic opening to remain legible. The historic architraves and door surrounds shall also remain in place. These shall be retained thereafter.

Reason: To preserve the significance and setting of the listed building in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

9. Prior to any works commencing to the floor of The Red House where historic floorboard remain, full details of the proposed treatment of these surfaces shall be submitted to and approved in writing by the Local Planning Authority. Where historic floorboards survive within The Red House, no screed shall be applied to these areas.

Reason: To preserve the significance and setting of the listed building in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

10. Prior to any new or replacement mechanical or electrical interventions being fitted, details of all mechanical and electrical interventions shall be submitted to and approved in writing by the Local Planning Authority. Mechanical and electrical interventions included but not limited to are CCTV, extractor vents and flues. Works shall then take place in accordance with the approved details and retained thereafter.

Reason: To preserve the significance and setting of the listed building in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

11. Prior to any hard landscaping, a hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include surface types, areas of restored setts, details of proposed entrance gates and boundary treatments, and any alterations to existing boundary walls. Works shall then be carried out in accordance with the approved details and retained thereafter.

Reason: To preserve the significance and setting of the listed building in accordance with Policy LP35 of the Kirklees Local Plan and Chapters 16 of the National Planning Policy Framework.

Plans and Specifications Table:-

Plan Type	Reference	Version	Date Recieved
Existing Floor Plans	001	1	16/11/2021
Existing Floor Plans	002	1	16/11/2021
Existing Roof Plans	003	1	16/11/2021
Location Plan	004	1	23/11/2021
Proposed Floor Plans	005	1	16/11/2021
Proposed Floor Plans	006	1	16/11/2021
Proposed Floor Plans	007	1	16/11/2021
Proposed Floor Plans	008	1	16/11/2021
Proposed Floor Plans	009	1	16/11/2021
Proposed Floor Plans	010	1	16/11/2021
Existing Elevations	011	1	16/11/2021

Proposed Elevations	012	1	16/11/2021
Existing Floor Plans	013	1	16/11/2021
Existing Floor Plans	014	1	16/11/2021
Existing Site Plans	015	1	16/11/2021
Proposed Site Plan	016.1	B	16/11/2021
Supp Info – Visibility Splays	017	1	13/02/2023
Heritage Impact Assessment	21-026	1	19/11/2021
Design and Access Statement	5198130 Issue 3	1	19/11/2021
Window Condition Report	No Ref (dated 22 July 2021)	1	19/11/2021
Noise Report	PC-21-0127-RP1 Rev A	1	16/11/2021
Tree Report	10877	1	16/11/2021
Visibility Splays	017	1	13/02/2023

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 has, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. This application follows a formal pre-application advice application. During the lifespan of this application, officers have continuously conversed with the applicant to overcome issues and understand the exact nature of the development. Matters discussed and addressed with the applicant include impact on the listed building, the setting of the listed building, how the work would be conducted and the future the management of the development.

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

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: 10-Mar-2023

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 2021/65/94324/E .

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
