



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2022/65/92391/W

To: Allan Booth,
Rance Booth Smith Architects
11, Victoria Road
Saltaire
Shipley
BD18 3LA

For: Ian Atack, Skipton Building Society

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 INTERNAL AND EXTERNAL
ALTERATIONS TO CONVERT COFFEE SHOP TO BUILDING SOCIETY
INCLUDING NEW SHOPFRONT, FIRE EXIT DOOR AND A/C CONDENSER
UNITS [WITHIN A CONSERVATION AREA]

At: COFFEE NOVO, 50, NEW STREET, HUDDERSFIELD, HD1 2BW

In accordance with the plan(s) and applications submitted to the Council on 14-Jul-2022 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 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: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with policies within chapters 12 and 16 of the National Planning Policy Framework and Policies LP24 and LP35 of the Kirklees Local Plan.

3. Notwithstanding the submitted detail, the infill of the metal grilles identified on elevation plans shall be of coursed natural stone of the same type, texture, colour and appearance laid to match the exterior materials of the Listed Building.

Reason: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with policies within chapters 12 and 16 of the National Planning Policy Framework and Policies LP24 and LP35 of the Kirklees Local Plan.

4. Where it is proposed to infill existing interior openings, doorways/door frames to subdivide the building, any historic existing frames shall be retained in situ and the doorway/opening infilled using coursed natural stone of the same type, texture, colour and appearance.

Reason: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with policies within chapters 12 and 16 of the National Planning Policy Framework and Policies LP24 and LP35 of the Kirklees Local Plan.

5. There shall be no use of cement or concrete in any parts of the works.

Reason: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with policies within chapters 12 and 16 of the National Planning Policy Framework and Policies LP24 and LP35 of the Kirklees Local Plan.

6. All raking out of mortar joints or removal of metal grilles shall be undertaken using hand tools only. There shall be no use of cutting or grinding tools.

Reason: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with policies within chapters 12 and 16 of the National Planning Policy Framework and Policies LP24 and LP35 of the Kirklees Local Plan.

7. There shall be no use of filler or expandable foams in any part of the works.

Reason: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with policies within chapters 12 and 16 of the National Planning Policy Framework and Policies LP24 and LP35 of the Kirklees Local Plan.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Plans – Location Plan	Location Plan Drawing No. 050	-	15/07/2022
Listed Building Application as Existing.	Job No. 14527ID. Drawing No. 010.	-	15/07/2022
Proposed Floor Plans.	Job No. 14527ID. Drawing No. 200.	B	05/09/2022

Proposed Scheme Elevations	Job No. 14257ID. Drawing No. 202.	B	05/09/2022
Heritage Statement	1427ID Heritage Design and Access Statement	-	15/07/2022

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 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. Following the removal of the originally proposed fire door and informal consultation with the Conservation & Design Officer, the proposal was amended satisfactorily.

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 an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is 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: 14-Sep-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 2022/65/92391/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
