Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk **Tel:** 01484 414746

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

The Coach House

Address Line 1

Staincliffe Hall Road

Address Line 2

Staincliffe

Address Line 3

Kirklees

Town/city

Batley

Postcode

WF17 7QU

Description of site location must be completed if postcode is not known:

Easting (x)

423143

Northing (y)

423718

Description

Applicant Details

Name/Company

Title

Mr

First name

Riyaz

Surname

Patel

Company Name

Address

Address line 1

13A Fixby Road

Address line 2

Fixby

Address line 3

Town/City

Huddersfield

Country

United Kingdom

Postcode

HD2 2JL

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

ERECTION OF EXTENSIONS AND ALTERATIONS TO DETACHED GARAGE
TO CREATE DWELLING FORMING ANNEX ACCOMMODATION ASSOCIATED
WITH STAINCLIFFE HALL, STAINCLIFFE HALL ROAD, STAINCLIFFE,
BATLEY, WF17 7QU AND ERECTION OF DETACHED GARAGE

Reference number

original application number 2018/62/92073/E

email ref Comp/21/0300 (Jessica Irwin)

Date of decision (date must be pre-application submission)

14/01/2019

Please state the condition number(s) to which this application relates

Condition number(s)

condition number 4

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

04/11/2019

Has the development been completed?

- [x] Yes
- [ ] No

If Yes, please state when the development was completed (date must be pre-application submission)

05/07/2021

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Whilst The Hall was in our ownership, The Coach House was built to accommodate our parents which would have been perfect. Unfortunately my parents were not able to live there. Family circumstances changed hence we decided to sell it all however, the new buyers were able to purchase The Hall but not the Coach House so we decided to split the title and keep the Coach House (also within the remit of the Clause).

Currently, my wife and I now legally own the Coach House and it's boundaries (as per the new title and new boundaries) but we no longer own Staincliffe Hall. Our parents currently do not live at The Coach House and we do not reside there either.

During the sale I actually sought advice from the council over a telephone conversation and I did ask about this clause but I was told the clause was no longer relevant due to The Hall being sold and boundaries being split. To be honest the Coach House can't stay empty as we do not reside locally and it would make sense for this clause to be removed.

One would expect to have 2 cars in their household. Had it been used as an annexe for my parents whilst we lived at the Hall, they would have had 1 car each.

Currently, the number of cars are not more than 1 at any point and it is fully electric so there is no noise or emissions at all in that respect.

It is a set back secluded position and really quite a complement to the area.

This clause is irrelevant now that we no longer own the Hall but still own the Coach House consequently, I believe it should be removed. I understand that as a consequence this will be subject to council tax which I agree with once the clause has been removed.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

request for condition 4 to be removed

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

⊘ The Applicant
◯ The Agent

Title

Mr

First Name

Riyaz

Surname

Patel

Declaration Date

28/07/2022

☑ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Riyaz Patel

Date

03/08/2022