



Kirklees Council

Planning and Development Service

Growth & Regeneration

PO Box 1720, Huddersfield, HD1 9EL

FAO Luke Walstow

25 May 2023

Our Ref: D5TP0123

Dear Luke,

2022/94073 94b New North Road – Proposed External alterations including changes to fenestration [within a Conservation Area].

We have been asked by the applicant to write to you on their behalf in respect of the above planning application.

Following third party comments that have queried whether the property falls within the curtilage of Listed Buildings 92,96,98 New North Road (without any evidence) we understand that you have asked the applicant for evidence to refute this?

As a matter of fact, 94 was not Listed at the time 92, 96 & 98 were. As such, we question why it should be considered to be curtilage by the third party? It is reasonable to assume that 94 would have been listed had it merited it rather than be seen as curtilage when it has no functional relationship with 92,96 or 98.

The current owner is adamant that it is not and never has been curtilage. They have a right of access to the rear of 92 to serve 94b. If it were curtilage it again begs the question why it was needed if it were curtilage.

Suite 1, Wellington House, Lincoln Street, Huddersfield HD1 6RX
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Finally, The application before you is for external alterations and changes to fenestration only therefore the bulk of the third party objection should be ignored as it does not relate to what is being applied for.

On the basis of the above we respectfully request that you consider the application on the basis that the property is not within the curtilage of a Listed Building.

Please get back to us should you have any further queries.

Yours sincerely,

David Storrie

David Storrie Dip TP, MRTPI

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