

Address: 91 New North Road Huddersfield HD1 5ND

About the application

Application number: 2023/90014	
What is the application for?:	Listed Building Consent for erection of privacy screen to the top of the lowest
Address of the site or building:	89, New North Road, Edgerton, Huddersfield, HD1 5ND
Postcode:	HD1 5ND

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	No

The application is for a screen between the two properties however there are some concerns/missing information.

I did contact the planning department for clarification on these but have not received a call back therefore am now having to submit an objection.

Concerns:

I am the freeholder of the adjoining property, No. 91, and the Coopers are leaseholders of No. 89. Mr Cooper is not the sole owner of the wall as is written in his application. He has not provided written notice to any of the freeholders about the application.

The wall in question is jointly owned by the two freeholders. If a screen were to be attached to sit on the top of the wall itself this would make it the joint responsibility of the two freeholders to maintain and upkeep the wall. A screen erected with supports on the side of 89 (i.e so the screen did not sit directly on the wall) would avoid this issue.

The proposed screen is described to sit on the top of the wall but there are no explanations of how and where this will be affixed (this is important as this may weaken the wall?) - see point above.

There are trees from my property that rest/grow up the side of the wall and will be affected by a potential screen if it is attached to the wall top. This has not been mentioned or considered.

The sketch outline states a height of 20m?

The application mentions that verbal agreement has been made, a conversation was had between my partner and Mrs Cooper about the concept of a screen, however, no plans or full explanations were provided to me as the owner and freeholder of 91 and I have not given my permission for a screen to be erected onto the wall.