



Application Number	
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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

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

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	Carr Farm, The Farmhouse
Address Line 1	Upper Gate
Address Line 2	Hepworth
Address Line 3	Kirklees
Town/city	Holmfirth
Postcode	HD9 1TG

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

Easting (x)	Northing (y)
416259	406765

Description

Applicant Details

Name/Company

Title

Mr

First name

Nigel

Surname

Dearnley

Company Name

Address

Address line 1

Carr Farm, The Farmhouse Upper Gate

Address line 2

Hepworth

Address line 3

Town/City

Holmfirth

County

Kirklees

Country

Postcode

HD9 1TG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

01143991014

Secondary number

Fax number

Email address

info@cecastudio.co.uk

Agent Details

Name/Company

Title

Mr

First name

Howard

Surname

Evans

Company Name

Chiles Evans + Care Architects

Address

Address line 1

Studio 16-17

Address line 2

Sum Studios

Address line 3

1 Hartley Street

Town/City

Sheffield

County

Country

Postcode

S2 3AQ

Contact Details

Primary number

01143991014

Secondary number

Fax number

Email address

info@cecastudio.co.uk

Description of Proposed Works

Please describe the proposed works

Single story extension with associated internal works. Solar panels to be added to garage roof.

Has the work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☒ Yes
☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

748.30	Cubic metres
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What is the volume of the part to be demolished?

18.13	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

1997

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The part of the building proposed for demolition is a timber framed double glazed room constructed in the late 1990s.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The part of the structure proposed for demolition is cold due to high levels of timber framed glazing making the room redundant for a large part of the year. The design we are proposing will allow for better thermal performance ensuring the space can be inhabited all year round.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to the following drawings which identify key changes to the exterior and interior of the building:

19-02 Carr Farm - DAS
19-02-(PL)001-A
19-02-(PL)002-A
19-02-(PL)003-

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Windows

Existing materials and finishes:

[Existing extension] Timber frame double glazed windows - painted finish. [Main house] Timber frame double glazed windows - painted finish.

Proposed materials and finishes:

[Proposed extension] Timber frame double glazed windows - protection oil finish. [Main house] Timber frame double glazed windows - painted finish.

Type:

External walls

Existing materials and finishes:

Coursed square rubble stone masonry.

Proposed materials and finishes:

Coursed square rubble stone masonry - to match existing.

Type:

External doors

Existing materials and finishes:

[Existing extension] Timber frame double glazed doors - painted finish.

Proposed materials and finishes:

[Proposed extension] Timber frame double glazed doors - protection oil finish.

Type:

Internal walls

Existing materials and finishes:

Plasterboard and skim - painted finish.

Proposed materials and finishes:

Plasterboard and skim - painted finish. Where necessary make good any plaster finishes to match the existing.

Type:

Roof covering

Existing materials and finishes:

Garage Roof - Existing stone slate in diminishing courses - New solar panels to be set into stone roof

Proposed materials and finishes:

Existing stone slate and integrated solar panels

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

19-02 Carr Farm - DAS

19-02-(PL)001-A

19-02-(PL)002-A

19-02-(PL)003-

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
- ☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
- ☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
- ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
- ☒ No

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

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

Martin Dearnley
Head of Audit & Risk at Kirklees Council
Brother to the Applicant

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

Howard

Surname

Evans

Declaration Date

05/01/2023

☒ Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent 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

Howard Evans

Date

22/06/2023

Amendments Summary

Amendments made to the 'Description of works' and 'Materials' to include solar panels to be added to the garage roof. As per the drawings, we have also revised the internal configuration and moved the glazing line of the extension up to the existing timber frame structure (no change to roof plan).