



KIRKLEES COUNCIL

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 192
(as amended by Section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39**

REFUSAL OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Number: 2023/CL/91319/E

To: Abi Jokomba,
JMA Architects
Suite 1-2
60, Green Road
Leeds
LS6 4JP

For: K ROSE

FIRST SCHEDULE CERTIFICATE OF LAWFULNESS FOR PROPOSED ROOF
EXTENSION TO CREATE REAR DORMER

SECOND SCHEDULE 1, Frank Lane, Thornhill, Dewsbury, WF12 0JS

**KIRKLEES COUNCIL HEREBY REFUSES TO CERTIFY THAT ON 15-MAY-2023 THE
OPERATIONS DESCRIBED IN THE FIRST SCHEDULE THERETO IN RESPECT OF
THE LAND SPECIFIED IN THE SECOND SCHEDULE HERETO AND EDGED RED ON
THE SUBMITTED PLANS WOULD BE LAWFUL WITHIN THE MEANING OF SECTION
192 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), FOR THE
FOLLOWING REASONS:**

1. The Local Planning Authority has not been satisfied that the proposed roof enlargement as shown on the submitted plans listed in this decision notice could benefit from general planning permission granted by virtue of Article 3(1) and Schedule 2, Part 1 (Development within the curtilage of a dwelling house), Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The submitted plans are not considered to provide the Local Planning Authority with sufficient, accurate and precise information, contrary to National Planning Policy Guidance (Lawful Development Certificates) paragraph 005.

Plans and specifications schedule:

Plan Type	Reference	Date Received
Location Plan	LOCATION PLAN	15/05/2023
Block Plan	BLOCK PLAN	15/05/2023
Grouped Plans and Elevations	DRG 22007	10/05/2023
Grouped Plans and Elevations (revised 2nd floor building regs)	DRG 220015 A	10/05/2023

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

If the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

NOTES:

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse an application for a certificate of lawfulness of development, in whole or part (including any modification or substitution of the description of the use, operations or any other matter), s/he may appeal to the Secretary of State in accordance with Sections 195 and 196 of the Town and Country Planning Act 1990 (as amended).
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 [the Planning Inspectorate website](#). Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#).
- (2) This decision is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended)

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: 23-May-2024

Signed:



David Shepherd
Strategic Director Growth and Regeneration

Address to which all communications should be sent:-

**Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL**