



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2023/65/91531/W

To: ADA Management Ltd
1A, Foxglove Road
Almondbury
Huddersfield
HD5 8LW

For:
[ADA Management Ltd](#)

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-

LISTED BUILDING CONSENT FOR ALTERATIONS TO CONVERT OFFICES
TO 7 FLATS (WITHIN A CONSERVATION AREA)

At: EDGERTON VILLA, 22/24, EDGERTON ROAD, EDGERTON,
HUDDERSFIELD, HD3 3AD

In accordance with the plan(s) and applications submitted to the Council on 15-Jun-2023 subject to the condition(s) specified hereunder:-

1. The development shall be begun not later than the expiration of three years beginning with the date on which permission is granted.

Reason: Pursuant to Section 18(1) of the planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Order 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

3. Notwithstanding the information submitted, to avoid damage to significant architectural details or the build-up of moisture within the walls, details of the internal wall insulation proposed within the historic building (not including the later extension) shall be submitted for approval prior to this element of the work commencing. Details shall include a 1:100 floor plans showing the extent of proposed insulation within the historic building, a 1:10 section of the proposed insulated wall build-up to show its construction and materials, and a room schedule detailing the proposed alterations in each room including the impact on architectural details such as covings, architraves, and skirtings. The works shall be undertaken in full accordance with the details hereby approved.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

4. New floating floors shall be limited to the later extension and shall not be installed within the historic part of the building.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

5. Where existing historic internal doors are replaced with fire doors to the entrances of the flats, the new doors shall replicate the existing in terms of design and materials, and any retained existing doors shall be re-used in existing openings within the building.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

6. Where historic internal doorways are infilled, the historic architraves shall be retained on the communal hallway side of the walls.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

7. Notwithstanding the submitted plans and information, full details of secondary glazing units (joinery details at 1:5 and elevations at 1:20), including fixing details, frame design, openings lights and ventilation provision, shall be submitted to and approved in writing by the Local Planning Authority before their installation. The development shall be undertaken in accordance with the approved details and thereafter retained as such.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building, taking into account that these may also have to provide acoustic protection and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

8. Notwithstanding the submitted plans and information, the proposed replacement window of the proposed flat 5, bedroom 2 on the first-floor front elevation (shown on the proposed first floor plan), shall replicate the existing sash window of the living/ dining room of flat 4 (in terms of materials, colour, detailing, profiles, design, and opening light configuration and mechanisms), albeit with a deeper section to accommodate slim double-glazed units with a 4:8:4 section and black spacers. Visible trickle vents shall not be permitted. The works shall thereafter be completed in accordance with the approved details and thereafter retained.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

9. Notwithstanding the submitted plans and information, the proposed new window of the proposed flat 2, bedroom on the ground floor front elevation (shown on the proposed ground floor plan) shall replicate the existing window of the same room, albeit with a deeper section to accommodate slim double-glazed units with a 4:8:4 section and black spacers. Visible trickle vents shall not be permitted. The development shall thereafter be completed in accordance with the approved details and thereafter retained.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

10. Notwithstanding the submitted plans and information, the proposed new window of the proposed flat 7, living area on the lower ground floor rear elevation (shown on the proposed lower ground floor plan) shall replicate the adjacent top-hung casement window of the same room, albeit with a deeper section to accommodate slim double-glazed units with a 4:8:4 section and black spacers. Visible trickle vents shall not be permitted. The development shall thereafter be completed in accordance with the approved details and thereafter retained.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

11. No works to install external extractor vents shall take place until full details have been submitted to and approved in writing by the Local Planning Authority. No external extractor vents shall be installed on the front elevation. The works shall then be carried out in complete accordance with the approved details and shall be so retained thereafter.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

12. False ceilings installed within flat 1 shall be affixed in such a way as to avoid damage to the architectural details including covings and shall be fully reversible.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

13. Details of the intumescent paint treatment to the ceiling of the living/ dining room in Flat 2 shall be submitted to and approved in writing by the Local Planning Authority before painting is carried out. Details shall include the finish, colour and texture. Painting shall be undertaken in accordance with the approved details.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

14. Details of the new doorway behind the archway on the landing as shown on the approved plans, and of the replacement rear fire door in the east wing, including fixing details and design with joinery details at 1:5 and elevations at 1:20, shall be submitted to and approved in writing by the Local Planning Authority prior to installation, and the works shall thereafter be undertaken in accordance with the approved details and retained as such.

Reason: To ensure that the proposed works preserve the character and significance of the Listed Building and to accord with the aims of Policy LP35 of the Kirklees Local Plan Government policy as set out in the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form			13-Jun-2023
Location plan			13-Jun-2023
Indicative existing layout			13-Jun-2023
Existing front elevation			13-Jun-2023
Existing lower ground floor plan			13-Jun-2023
Existing ground floor plan			13-Jun-2023
Existing first floor plan			13-Jun-2023
Proposed front elevation			08-Dec-2023
Proposed lower ground floor plan			08-Dec-2023
Proposed ground floor plan			08-Dec-2023
Proposed first floor plan			08-Dec-2023
Proposed site layout			20-Oct-2023
Heritage statement			15-Jun-2023
Design & access statement			13-Jun-2023
Climate change statement			15-Jun-2023

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. The case officer requested amended plans and elevations in the interests of clarity and ensuring that any harm to the character of the building was prevented or minimised.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “submitted to and approved in writing by the Local Planning Authority”.
- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

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 this application has been publicised by notice(s) in the vicinity of the site, please would you now remove the notice(s) and dispose of it/them responsibly to avoid harm to the appearance of the local area.

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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 <https://www.gov.uk/appeal-planning-decision> Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>. You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

Please note, only the applicant possesses the right of appeal.

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: 20-Dec-2023

Signed:



David Shepherd
Strategic Director Growth and Regeneration

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2023/65/91531/W .

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
