

About the application

Application number: 2023/91660	
What is the application for?:	Listed Building Consent for erection of extensions and alterations to convert fo
Address of the site or building:	Butternab Farm, Butternab Road, Beaumont Park, Huddersfield, HD4 7BA
Postcode:	HD4 7BA

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes
<p>Kirklees Council Planning and Development Service PO Box 1720 Huddersfield HD1 9EL Your reference: 2023/65/91660/W Date: 18 July 2023</p> <p>Dear Sirs</p> <p>Listed Building Consent for erection of extensions and alterations to convert former agricultural buildings to form one detached dwelling With reference to the above application, we wish to make the following comments</p> <p>The following points (in italics) were raised in regard to the previous planning reference:32022/93525 we note that no response was received to any of these points!</p> <p>1. The application plans indicate a shared drive: this is not correct, both entrances to the properties are entirely owned by _____ as detailed in the Land Registry number _____ and as shown on the enclosed plan. Effectively the other two properties are `Land Locked`.</p> <p>2. The Location Plan shows the lower south westerly drive outlined in red. This is not correct as this land/drive is owned _____ as shown in the plan/deeds for _____.</p> <p>3. We do not dispute that both the owners/occupiers of the other properties have a right to travel over the drives, however there is no provision in the Land Registry documents for additional properties to be added</p>	

documents for additional properties to be added.

4. At no point has this potential development been discussed nor has any permission/request been sought to amend the title deeds.

The answer to the question 'Do the proposals require any diversions/extinguishments and/or creation of rights of way?' is 'NO' this is incorrect. Any amendment to the deeds would require legal representation and legally prepared documents for submission to the Land Registry.

5. Additional concerns are the increase in traffic both during the renovations and once complete by the new occupiers.

The planning Statement says that the access is double width, this is not the case with singular access at both the top and bottom entrances, both of which

6. Consideration should also be given to the Listed Building status of the neighbouring properties of Butternab Farm, as this development is within the curtilage of such.

7. The Application form states that the development will be of a 3-bedroom property, but the Planning statement is for 2 bedrooms – which is correct.

The above points are still valid and we are awaiting your response on them. In addition we wish to add the following items for your attention

- The existing materials used on the construction of the 'Garage' is asbestos! And not 'corrugated steel' as detailed in the application. This would require a specialist survey and removal by an accredited contractor.
- The applicant has still not

Please can you give assurances that All construction work will be conducted from their own property? With No impact or interference on adjacent properties?

- It is extremely important that the significance of the red line (noted in point 2 above) on the application plans is explained, this is totally incorrect again and it appears to be an attempt at 'Land Grabbing'. Should this be the case the financial implications for all concerned could be very high.

We would appreciate the opportunity to meet on site to discuss the above points with a view to achieving an amicable solution.

If the above comments require further explanation or should you require any further information, please do not hesitate to contact us at the above address, email:

Yours faithfully,