



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2023/65/91767/W

To: Natalie Garside,
A+DP Architecture & Design Ltd
The Old Police Station
16, Bridge Lane
Holmfirth
HD9 7AN

For: V Cowan

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 DEMOLITION OF EXISTING GARAGES AND ERECTION OF SINGLE STOREY SIDE EXTENSION, REMOVAL OF EXISTING PORCH, INSTALLATION OF REPLACEMENT WINDOWS, AND ERECTION OF DETACHED DOUBLE GARAGE AND ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS (LISTED BUILDING)

At: 191, HUDDERSFIELD ROAD, THONGSBRIDGE, HOLMFIRTH, HD9 3TT

In accordance with the plan(s) and applications submitted to the Council on 14-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 consent 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 Act 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 the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan as well as Chapter 16 of the National Planning Policy Framework.

3. The external walls and roofing materials of the extensions hereby approved shall in all respects match those used in the construction of the existing building. The materials of construction approved by this condition shall be retained thereafter.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to accord with Policy LP35 of the Kirklees Local Plan as well as Chapter 16 of the National Planning Policy Framework..

4. Notwithstanding the details provided, new windows shall be accoya timber framed fixed light or side hung casements and the new doors hereby approved shall be in accordance with those details set out upon submitted plan "Drawing no. 22075D-03-P02. Revision: P02." All double-glazed units shall be slim in section, with 4mm glass and an 6mm gap with black spacer bars. All new window frames shall be set back in the reveal by 100mm and not fitted flush with the external wall. Opening casements shall be set flush with the frames with butt hinges and traditional window stays (friction or egress hinges and trickle vents shall not be permitted). The windows frames shall be in white or similar off white paint colour in a Teknos coating and of matt finish. The details, materials and finish of the windows approved by this condition shall be retained thereafter.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to accord with Policy LP35 of the Kirklees Local Plan as well as Chapter 16 of the National Planning Policy Framework.

5. The external south and east elevation doors to the host and to the garage hereby approved on 'Drawing No. 22075D-02-P06. Revision: P06.' shall be in solid accoya timber. The doors, including garage doors, shall be in white or similar off white paint colour in a Teknos coating and of matt finish. All new doors shall be set back in the reveal by 100mm and not fitted flush with the external wall. The details, materials and finish of the doors approved by this condition shall be retained thereafter.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to accord with Policy LP35 of the Kirklees Local Plan as well as Chapter 16 of the National Planning Policy Framework.

6. Notwithstanding the details provided, the external stone surrounds for the new windows to the existing building and the single-storey side extension shall be of natural ashlar stone and shall replicate the stonework of the existing window surrounds in terms of stone type, colour, bedding and tooling, albeit with a deep enough section suitable for the span. The surrounds shall be finished in hand tooled stone to match the existing walling, and no power tool cuts or marks shall remain visible. The window stone surrounds approved by this condition shall be retained thereafter.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to accord with Policy LP35 of the Kirklees Local Plan as well as Chapter 16 of the National Planning Policy Framework.

7. Notwithstanding the details provided, the external stone surround design for the doors hereby permitted to the existing building, the single-storey side extension and garage building shall be of natural ashlar stone and shall replicate the stonework of the existing south elevation door surround in terms of stone type, design, colour, bedding and tooling, albeit with a deep enough section suitable for the span. Door jambs shall be finished in hand tooled stone to match the existing walling, and no power tool cuts or marks shall remain visible. The doors shall be set into the reveal by 100mm and not fitted flush with the external wall. The materials and finish approved by this condition shall be retained thereafter.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to accord with Policy LP35 of the Kirklees Local Plan as well as Chapter 16 of the National Planning Policy Framework.

8. Notwithstanding the submitted details, any works for the replastering of the internal walls shall be finished with lime plaster only.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to accord with Policy LP35 of the Kirklees Local Plan as well as Chapter 16 of the National Planning Policy Framework.

9. There shall be no use of filler or expandable foams in any part of the works, including the fitting of the replacement windows and doors.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to accord with Policy LP35 of the Kirklees Local Plan as well as Chapter 16 of the National Planning Policy Framework.

10. Notwithstanding the submitted details, there shall expressly be no use of cement or concrete on or within any part of the listed building or touching the listed building except the hereby permitted foundations of the extension.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to accord with Policy LP35 of the Kirklees Local Plan as well as Chapter 16 of the National Planning Policy Framework.

FOOTNOTE: Any paints shall ensure they are permeable, and none plasticised to ensure the movement of moisture.

FOOTNOTE: In order to avoid damage to the Listed Building, care should be taken in the choice of materials between the join of the new single-storey side extension, cavity wall to the existing side extension and the historic Building to avoid thermal bridging or other issues that may affect the breathability of the Building.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location, Existing Block, Elevation and Floor Plans.	Drawing No. 22075D-01-P01.	P01	15/06/2023
Location Plan, Proposed Block, Floor, Roof and Elevation Plans.	Drawing No. 22075D-02-P06.	P06	02/02/2024
Proposed Windows, Doors and Sections with Photographic Example Ironmongery.	Drawing no. 22075D-03-P02.	P02	20/12/2023
Heritage Statement	Heritage Statement by ADP Architecture and Design Ltd. Job No. 22075. Dated: 09 June 23	Unamended	15/06/2023
Climate Change Statement	-	-	15/06/2023

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 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 considered the application on review and sought amendments following the Conservation & Design Officer initial Objection. After discussion between the Officer and agent, a reduced scheme was submitted to aid in preserving and enhancing the historic significance of this Building. Further details were submitted regarding windows design for approval to ensure that the applicant would not have additional requirements to gain approval to discharge Listed Building conditions following the issue of Decision. The agent reviewed the change of description and conditions.

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: 08-Mar-2024

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 2023/65/91767/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
