

**From:** West Planning

**Date:** 13 June 2023 at 5:07:44 pm BST

**To:** Andrew Shaw <[andrew.shaw@kirklees.gov.uk](mailto:andrew.shaw@kirklees.gov.uk)>

**Subject:** 2021/62/92501/W - Site Inspection Report - 151950 : Unit 2 Almondbury , Huddersfield

Dear Mr Shaw

I write in reply to your email, copied below.

From the information provided it appears a lawful start may have been undertaken, although there are some conditions upon the decision which would need to be discharged (through the submission of further details to the LPA). As you advise these are required to be discharged either prior to the development above slab level or before the development is brought into use.

Please note that this is an officer opinion only. All advice and guidance within this email is given without prejudice and with the intention of being helpful and informative; however, this email cannot be binding upon the Council in the determination of any future planning application. These comments are given on the basis of the information submitted and without the benefit of a site visit having been undertaken. The Council reserves the right to review the situation in the future. For a formal determination you are advised to apply for a Certificate of Lawfulness of Existing Use or Development (CLEUD) or a Certificate of Lawfulness of Proposed Use or Development (CLOPUD).

Regards

John Holmes

Deputy Team Leader (West) – Development Management

Planning and Development Service

Growth & Regeneration

PO Box 1720, Huddersfield, HD1 9EL

Tel: 01484221000

Website: [www.kirklees.gov.uk](http://www.kirklees.gov.uk)

**From:** Andrew Shaw

**Sent:** Tuesday, June 13, 2023 5:03 PM

**To:** West Planning <[andrew.shaw@kirklees.gov.uk](mailto:andrew.shaw@kirklees.gov.uk)>

**Subject:** RE: Site Inspection Report - 151950 : Unit 2 Almondbury , Huddersfield

**CAUTION:** External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the email , it was application no. 2021/62/92501/W

ERECTION OF TWO STOREY BUILDING (USE CLASS E) WITH ASSOCIATED LANDSCAPING (WITHIN A CONSERVATION AREA)

At:

ADJ FORMER, ROSE AND CROWN, 43, NORTHGATE, ALMONDBURY, HUDDERSFIELD, HD5 8RX

There are no conditions to be discharged until we get above slab level.

Can we take this as being a lawful start then?

Kind regards.

Andrew Shaw  
**Commercial Director**



Ingram Road  
Holbeck  
Leeds  
LS11 9RQ

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**From:** West Planning  
**Sent:** Tuesday, June 13, 2023 4:09 PM  
**To:** Andrew Shaw \_\_\_\_\_  
**Subject:** RE: Site Inspection Report - 151950 : Unit 2 Almondbury , Huddersfield

Dear Mr Shaw

I write in reply to your email, copied below.

I am not certain of the application which you are referring to, is it the following case?

1. 2022/62/90057 - Extensions and alterations to convert basement to two dwellings (Within a Conservation area) - Stonebow House, 103, Northgate, Almondbury, Huddersfield, HD5 8UU

If it is this application then a lawful start may have been undertaken, although there are some conditions upon the decision which would need to be discharged (through the submission of further details to the LPA). The application can be viewed [here](#).

If your query relates to a different case, please let me know.

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Regards

John Holmes

Deputy Team Leader (West) – Development Management

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**From:** Andrew Shaw

**Sent:** Monday, June 12, 2023 10:02 AM

**To:** DCAdmin <[\\_\\_\\_\\_\\_](#)>

**Subject:** FW: Site Inspection Report - 151950 : Unit 2 Almondbury , Huddersfield

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Morning

We have now made a meaningful start on the above development as attached from building control.

There are no pre-commencement conditions below slab level

This is now deemed we have started , can you confirm this is correct please

Kind regards.

Andrew Shaw

**Commercial Director**



**J.P. WILD**  
TOTAL BUILDING SOLUTIONS



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