



KIRKLEES COUNCIL

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 191
(as amended by Section 10 of the Planning and Compensation Act 1991)**

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

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Number: 2023/CL/92269/W

To: Jennie Hanbidge,
Johnson Mowat
Coronet House
Queen Street
Leeds
LS1 2TW

For: Keldo Investments Ltd, c/o J P Wild Ltd

FIRST SCHEDULE CERTIFICATE OF LAWFULNESS TO CONFIRM VALID COMMENCEMENT OF DEVELOPMENT APPROVED UNDER 2021/92501 FOR ERECTION OF TWO STOREY BUILDING (USE CLASS E) WITH ASSOCIATED LANDSCAPING (WITHIN A CONSERVATION AREA) WITHIN THE 3 YEAR TIME LIMIT GIVEN IN CONDITION

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

KIRKLEES COUNCIL HEREBY CERTIFY THAT ON 08-AUG-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 PLANS ATTACHED TO THIS CERTIFICATE WERE LAWFUL WITHIN THE MEANING OF SECTION 191 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), FOR THE FOLLOWING REASONS:

On the balance of probability, it is considered that the works described in the Site Inspection Report amounted to a commencement of development and that implementation of permission 2021/92501 was thereby lawfully commenced.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form			28-Jul-2023
Supporting information (correspondence with Local Planning Authority)	Andrew Shaw		28-Jul-2023
Site Inspection Report	151950 SOCOTEC Building Control		28-Jul-2023
Covering Letter	Johnson Mowat		28-Jul-2023

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) This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).
- (2) It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule would be lawful on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
- (3) This certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation(s) which are materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- (4) The effect of the certificate is also qualified by the proviso in Section 191 (6) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.
- (5) If the applicant is aggrieved by the decision of the Local Planning Authority to issue a certificate of lawfulness of development, for any part development applied for (including any modification or substitution of the description of the operations), s/he may appeal to the Secretary of State for the Environment 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 <https://www.gov.uk/planning-inspectorate>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.

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: 03-Oct-2023

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**