Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2023/65/93601/W

To: Chris Lawson,
CK Architectural
13, Hessle Road
Hull
HU3 2AA

For: St.Chaire Catlow

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 ERECTION OF REAR EXTENSION AND ALTERATIONS TO REAR ELEVATION INCLUDING SOLAR PANELS TO THE ROOF, ERECTION OF DONKEY STABLE TO AGRICULTURAL LAND

At: 89-91, LAMB HALL ROAD, LONGWOOD, HUDDERSFIELD, HD3 3TH

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

1. The development shall be begun within three years of the date in which this 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: In the interest of preserving the historic and architectural interest/setting of the listed heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Notwithstanding the submitted details, there shall be no use of filler or expandable foams in any of the works to the building or in the fitting of the replacement windows or doors.
Reason: In the interest of preserving the historic and architectural interest/setting of the listed heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Notwithstanding the details provided, the external lintol for the new window and the stone surrounds for the new doors shall be of natural stone and shall replicate the stonework of the existing window surrounds in terms of stone type, colour, bedding and tooling, 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 doorway shall be set into the elevation to avoid cutting into the stone quoins. The door shall be set into the reveal by 100-150mm. The materials and finish approved by this condition shall be retained thereafter.
Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policies LP24 & LP35 of the Kirklees Local Plan and policies within Chapters 12 and 16 of the National Planning Policy Framework.

5. Notwithstanding the submitted details as shown on 'Proposed Elevation Plans Sheet: 012. F', the proposed roof lights shall be of a conservation style and sit entirely flush with the roof plane.
Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP24, LP35, LP54, and LP56 of the Kirklees Local Plan, Key Design Principles 1-17 of the Council's House Extensions & Alterations Supplementary Planning Document, and Policies within Chapters 2, 4, 12, 13 and 16 of the National Planning Policy Framework.

6. Notwithstanding the submitted details, any replacement windows and doors shall be constructed in timber only.
Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP24, and LP35 of the Kirklees Local Plan, Policies within Chapters 2, 4, 12, and 16 of the National Planning Policy Framework and Council duties under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Notwithstanding the submitted details, any replacement windows and / or doors shall be of an exact match to the existing ones in respect of materials, joinery details, thickness of glazing and finish.
Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP24, and LP35 of the Kirklees Local Plan, Policies within Chapters 2, 4, 12, and 16 of the National Planning Policy Framework and Council duties under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. Notwithstanding the submitted details, the replacement windows shall not have friction hinges or trickle vents. Windows shall make use of traditional window stays and closers.
Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP24, and LP35 of the Kirklees Local Plan, Policies within Chapters 2, 4, 12, and 16 of the National Planning Policy Framework and Council duties under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This Decision shall be read with the Decision issued for the associated Planning Application ref: 2023/93600.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location and Proposed Block Plan.	Sheet: 001.	F	30/07/2024
Existing Cellar Floor and Proposed Ground Floor Plans.	Sheet: 010.	E	19/08/2024
Existing Elevation Plans with photographs.	Sheet: 004.	A	05/12/2023
Existing Ground Floor Plan with Internal Photographs.	Sheet: 002.	A	05/12/2023
Existing First Floor Plan with Internal Photographs.	Sheet: 003.	A	05/12/2023
Existing Elevation and Section A-A and B-B Plans.	Sheet no. 005.	A	05/12/2023
Existing Window Details	Sheet: 015	A	19/08/2024
Proposed Elevation Plans	Sheet: 012.	F	19/08/2024
Proposed Floor, Roof and Elevation Plans of Stable with	Sheet: 014.	F	30/07/2024

Photographic Examples.			
Proposed Elevation and Site Section A-A and B-B Plans.	Sheet: 013.	E	30/07/2024
Proposed First Floor Plan.	Sheet: 011.	C	30/07/2024
Proposed Solar Panel Elevation and Layout.	Sheet 016	A	19/08/2024
Heritage and Design Statement	Heritage and Design Statement by CK Architectural.	Amended	19/08/2024
Climate Change Statement	-	-	13/12/2023

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 proposal had extensive alterations to ensure that the historic significance of the Grade II Listed Building was preserved.

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

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.**

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

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: **28-Aug-2024**

Signed:



David Shepherd
Executive Director for Place

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 2023/65/93601/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
