



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield

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Victoria Jane Saunders
Bernard Taylor Partnership Ltd
Elizabeth House
486, Didsbury Road
Heaton Mersey
Stockport
SK4 3BS

Date: 29-Apr-2024
Our Ref: 2024/90852

Dear Madam,

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015
APPLICATION NO: 2024/90852
DEVELOPMENT: PRIOR NOTIFICATION FOR DEMOLITION OF BUILDING
SYCAMORE GRANGE, SYCAMORE AVENUE, GOLCAR, HUDDERSFIELD,
HD3 4ST**

I refer to your submission of details relative to demolition proposals as described above.

The proposal as described is acceptable and, subject to all works being carried out in accordance with the description contained in the notification, the Council will not require the submission of further details. Prior approval is not, therefore, required and the works described may be carried out.

I would draw your attention to the provisions of Schedule 2, Part 11 of the General Development Order as amended, which requires that any works notified to the Council under these provisions must be carried out within a period of 5 years from the date on which the Local Planning Authority were notified. As such, the development proposed must be completed before 22-Mar-2029. Failing this, if you intend to carry out the works after this date, further notification will be required.

If approval under the Building Acts is required for the development, you should ensure that such approval has been obtained before carrying out any works.

NOTE: In order to protect bats that may be found in the building, the development shall be completed in accordance with the advice and directions contained in the Preliminary Bat Roost Assessment (by Quants Environmental dated January 2024 reference 1914a) and Precautionary Working Method Statement for Bats (Non-licensed) (by Quants Environmental dated March 2024 reference 1914b)

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application Form	-	-	26/03/2024
Location Plan	SG-BTP-00-LP-DR-A-3944_100	1	26/03/2024
Demolition Plan	SG-BTP-00-LP-DR-A-3944_100	1	26/03/2024
Precautionary Working Method Statement for Bats (Non-Licensed) by Quants Environmental March 2024	1914b	1	26/03/2024
Preliminary Bat Roost Assessment by Quants Environmental January 2024	1914a	2	26/03/2024
Photographs of Site Notices dated 19th March 2024	-	-	26/03/2024

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 applicant was sent formal confirmation that prior approval was required.



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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.

Yours faithfully

Mathias Franklin
Head of Planning and Development