



**KIRKLEES COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 192  
(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**

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**Application Number: 2024/CL/92710/W**

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To: Patrick Townsend,  
Townsend Planning Consultants  
PO Box 788, Wakefield  
WF1 9UX

For: Mr & Mrs Nelson

FIRST SCHEDULE CERTIFICATE OF LAWFULNESS FOR PROPOSED  
ERECTION OF SINGLE STOREY SIDE AND REAR  
EXTENSIONS AND DETACHED GARAGE

SECOND SCHEDULE STRAWBERRY FARM, WOOD LANE, COLNE BRIDGE,  
HUDDERSFIELD, HD5 0PX

**KIRKLEES COUNCIL HEREBY CERTIFY THAT ON 23-SEP-2024 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 SUBMITTED WITH THIS  
APPLICATION WOULD BE LAWFUL WITHIN THE MEANING OF SECTION  
192 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS  
AMENDED), FOR THE FOLLOWING REASONS:**

The proposed single storey side and rear extensions and single storey outbuilding as shown on the submitted plans listed in this decision notice benefit from general planning permission granted by virtue of Article 3(1) and Classes A and E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) subject to respective conditions as stated in paragraphs A.3 of the same Order.

Plans and specifications schedule:

| <b>Plan Type</b>                  | <b>Reference</b> | <b>Version</b> | <b>Date Received</b> |
|-----------------------------------|------------------|----------------|----------------------|
| Proposed Garage Details           | 2400/112         | -              | 23/09/2024           |
| Proposed Location and Layout      | 2400/110         | -              | 23/09/2024           |
| Proposed Layout and Elevations    | 2400/111         | -              | 23/09/2024           |
| Existing Layout and Elevations    | 2400/101         | -              | 23/09/2024           |
| Existing Layout and Location Plan | 2400/100         | -              | 23/09/2024           |
| Application Form                  | 1059564          | -              | 23/09/2024           |
| Application covering letter       | -                | -              | 23/09/2024           |

#### **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](http://www.gov.uk/government/organisations/the-coal-authority)**

**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 192 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 192 (4) 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 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](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

Dated: **18-Nov-2024**

Signed:



David Shepherd  
Executive Director for Place

**Address to which all communications should be sent:-**

**Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL**