

DISCHARGE OF PLANNING CONDITIONS

VARIATION CONDITION 9 (USE OF CEMENT OR CONCRETE)
ON PREVIOUS PERMISSION 2022/92776 FOR LISTED
BUILDING CONSENT FOR CONVERSION AND SUBDIVISION
OF EXISTING BUILDINGS TO FORM 6 DWELLINGS AND
DEMOLITION OF LINK BUILDING

2022/70/93907/W

ACRE HOUSE
ACRE STREET,
LINDLEY
HUDDERSFIELD
HD3 3EA

Farrar Bamforth Architecture
Ltd

Architectural Consultants

 Farrar
 Bamforth
 Architecture

[1] INTRODUCTION

Imposed Planning Approval Conditions: -

1. The development hereby permitted shall be begun by 30th November 2025.
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.
3. Prior to the commencement of demolition works, a detailed method statement shall be submitted, detailing how the historic fabric shall be restored/ conserved following the removal of the link extension. The building shall be restored in accordance with the approved method statement and thereafter retained as such.
4. Before installation of any new or replacement windows and doors, detailed joinery plans and sections of new and replacement windows and doors shall be submitted to the Local Planning Authority for their written approval at a scale of 1:10. The new and replacement windows and doors shall be installed in accordance with the details approved and thereafter retained as such.
5. Prior to commencement of any stripping out, a detailed method statement shall be submitted to the Local Planning Authority, setting out the retention and conservation works to all existing decorative plasterwork, skirting boards, timber panelling, doors, door frames, stairs (including treads, balusters, handrails), roof trusses/ timbers and other decorative features to both the main house and the detached outbuildings. The works shall thereafter be carried out in accordance with the approved method statement.
6. All rebuilding, re-bedding or repointing to any part of the buildings shall be undertaken using lime mortar only. Such works should not commence until a specification of the lime mortar to be used has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the approved scheme and thereafter retained.

7. There shall expressly be no use of damp proofing in any part of the buildings, unless specific details are submitted and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the approved scheme and thereafter retained.

8. All insulation to be used in any part of the works within the buildings or roofs shall be entirely permeable and not make use of vapour barriers. There shall be no use any synthetic or artificial materials, such as ‘Kingspan’, ‘Celotex’ or similar PIR boarding.

9. There shall expressly be no use of cement or concrete in any part of the proposed works, other than what may be required in the formation of new foundations and footings.

10. There shall be no use of filler or expandable foams in any part of the works.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Application form	-	-	5th December 2022
Received Via approved Listed Building Consent Application Reference. 2022/92776			
Location Plan	21D17-FBA-ZZXX-DR-A-0101-P01	-	24th August 2022
Existing floor plans	21D17-FBA-ZZXX-DR-A-0101-P01	-	24th August 2022
Existing elevations	21D17-FBA-ZZXX-DR-A-0202-P01	-	24th August 2022
Proposed site plan	21D17-FBA-ZZXX-DR-A-0201-P01	-	24th August 2022

Listed Building Consent – REV A October 2025

Acre House, Acre St, Huddersfield

DISCHARGE OF PLANNING CONDITIONS

Heritage statement	(21/D17)	-	24th August 2022
Proposed floor plans	21D17-FBA-ZZXX-DR-A-9901-P02	-	24th October 2022
Proposed elevations	21D17-FBA-ZZXX-DR-A-9902-P02	-	24th October 2022

[2] WORKS TO DISCHARGE CONDITIONS

1. The development hereby permitted shall be begun by 30th November 2025.

Client undertakes that the approval will be commenced on site prior to Nov 2025. An application for building regulations is currently being prepared with submission end August 2025

No formal application to discharge the condition required

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.

Client undertakes the condition as per the approved drawings hereby listed as part of the approval

No formal application to discharge the condition required

3. Prior to the commencement of demolition works, a detailed method statement shall be submitted, detailing how the historic fabric shall be restored/ conserved following the removal of the link extension. The building shall be restored in accordance with the approved method statement and thereafter retained as such.

Refer to accompanying heritage statement

- 25D01 Heritage Method Statement

4. Before installation of any new or replacement windows and doors, detailed joinery plans and sections of new and replacement windows and doors shall be submitted to the Local Planning Authority for their written approval at a scale of 1:10. The new and replacement windows and doors shall be installed in accordance with the details approved and thereafter retained as such.

Refer to FBA drawing

- Doors - 25D01-FBA-ZZ-XX-DR-A-3206 and 3207
- Windows - 25D01-FBA-ZZ-XX-DR-A-3200, 01, 03, 04, 05

5. Prior to commencement of any stripping out, a detailed method statement shall be submitted to the Local Planning Authority, setting out the retention and conservation works to all existing decorative plasterwork, skirting boards, timber panelling, doors, door frames, stairs (including treads, balusters, handrails), roof trusses/ timbers and other decorative features to both the main house and the detached outbuildings. The works shall thereafter be carried out in accordance with the approved method statement.

Refer to accompanying heritage statement

- 25D01 Heritage Method Statement

6. All rebuilding, re-bedding or repointing to any part of the buildings shall be undertaken using lime mortar only. Such works should not commence until a specification of the lime mortar to be used has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the approved scheme and thereafter retained.

Repair of stonework and replacement mortar to be repaired using the following:-

Womersley's Stone Repair Mix - a mortar for recreating and patch repairing bricks and natural stones in a wide range of colours. Can be carved, sanded, dressed and shaped like stone to give a uniquely convincing look and feel. A blend of Natural minerals and aggregates in a natural hydraulic lime binder, with no cement. "Natural Lime Repair Mortar, 100% Natural and Breathable. Colour to match existing.

7. There shall expressly be no use of damp proofing in any part of the buildings, unless specific details are submitted and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the approved scheme and thereafter retained.

Client undertakes the condition

8. All insulation to be used in any part of the works within the buildings or roofs shall be entirely permeable and not make use of vapour barriers. There shall be no use any synthetic or artificial materials, such as 'Kingspan', 'Celotex' or similar PIR boarding.

Client undertakes the condition

9. There shall expressly be no use of cement or concrete in any part of the proposed works, other than what may be required in the formation of new foundations and footings.

Client undertakes the condition

10. There shall be no use of filler or expandable foams in any part of the works.

Client undertakes the condition