DISCHARGE OF PLANNING CONDITIONS

CONVERSION AND SUBDIVISION OF EXISTING BUILDINGS TO FORM 6 DWELLINGS AND DEMOLITION OF LINK BUILDING (LISTED BUILDING CONSENT)

2022/65/92776/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 within three years of the date of this permission.

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: For the avoidance of doubt as to what is being permitted and so as to ensure the significance of the designated heritage asset is preserved and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and policies within Chapters 12 and 16 of the National Planning Policy Framework.

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. Reason: To ensure that the future development would enhance the character and setting of the Listed Building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

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

[2] WORKS TO DISCHARGE CONDTIONS

1. The development hereby permitted shall be begun within three years of the date of this permission.

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

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. Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the significance of the designated heritage asset is preserved and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and policies within Chapters 12 and 16 of the National Planning Policy Framework.

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 as per the approved drawings hereby listed as part of the approval

No formal application to discharge the condition required

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 as per the approved drawings hereby listed as part of the approval

No formal application to discharge the condition required

9. There shall expressly be no use of cement or concrete in any part of the proposed works. Reason: To ensure that the future development would enhance the character and setting of the Listed Building to accord with Policies LP24 and LP35 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

Refer to listed building variation application approval

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

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

No formal application to discharge the condition required