Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2025/65/92345/W

To: Nadeem Hussain,
Architectural Planning Service
16, Lemon Street
Halifax HX1 4LJ

For: M Amir

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 ALTERATIONS TO WINDOW ALTERATIONS, RAINWATER GOODS, INTERNAL ALTERATIONS

At: 17, CLARE HILL, HUDDERSFIELD, HD1 5BS

In accordance with the plan(s) and applications submitted to the Council on 05-Sep-2025 subject to the condition(s) specified hereunder:-

1.The development hereby permitted shall be begun within three years of the date of this permission.
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: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP1, LP2, LP24 & LP35 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

3. The heads and cills for all new openings shall be of natural stone and shall replicate the heads and cills, of the existing windows in terms of colour, size, tooling and section.
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, as well as policies within chapter 16 of the National Planning Policy Framework and in the interest of preserving the historic and architectural interest of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. No stone cleaning shall take place until full details of the specification of cleaning methods has first been submitted to and approved in writing by the Local Planning Authority. The specification shall include details relating to a 1m2 sample panel of cleaning that has been prepared on site. Thereafter any stone cleaning undertaken shall be in accordance with the agreed specification and methods.
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, as well as policies within chapter 16 of the National Planning Policy Framework and in the interest of preserving the historic and architectural interest of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. No works to install external extractor vents, heater flues, meter boxes, burglar alarms, and external lights shall take place until a scheme relating to installation of such external extractor vents, heater flues, meter boxes, burglar alarms, and external lights has first been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include details that all cabling will be run internally as far as possible. Any external extractor vents, heater flues, meter boxes, burglar alarms, and external lights shall be carried out in complete accordance with the approved details and 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, as well as policies within chapter 16 of the National Planning Policy Framework and in the interest of preserving the historic and architectural interest of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Notwithstanding the submitted plans, no new windows shall be installed until a scheme relating to all new windows to be installed has been submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme shall detail that:

a) all new windows shall be of timber construction sliding sash with a painted timber finish.
b) All slim double-glazed units shall have 4mm glass with an 8mm gap with black spacer bars.
c) mouldings, timber sections and glazing shall be of a traditional design.
d) Windows shall be set back in the reveal by 100-150mm and not fitted flush with the external wall.

The submitted scheme shall include elevation drawings at scale 1:20 and, details of mouldings, timber sections and at 1:5 scale. Visible trickle vents shall not be permitted. All new windows shall be installed in accordance with the scheme approved by this condition and 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, as well as policies within chapter 16 of the National Planning Policy Framework and in the interest of preserving the historic and architectural interest of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Notwithstanding the submitted plans, details of the repair of the fixed arched window on the rear elevation of the building shall be submitted to and approved in writing by the Local Planning Authority before any new windows are installed. The works shall be carried out in complete accordance with the approved details and 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, as well as policies within chapter 16 of the National Planning Policy Framework and in the interest of preserving the historic and architectural interest of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. No works to install new doors shall take place until elevation drawings (at 1:20 scale) and section drawings (at 1:5 scale) of the doors have first been submitted to, and approved in writing by the Local Planning Authority. The submitted drawing shall detail the external front and rear entrance door shall be of a timber 4 or 6-panelled construction. The works shall be carried out in accordance with drawings approved by this condition and 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, as well as policies within chapter 16 of the National Planning Policy Framework and in the interest of preserving the historic and architectural interest of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Rainwater goods and downpipes, external plumbing and soil vent pipes (if external) shall be cast iron or cast sectional aluminium and shall be painted black or stone colour finish.
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, as well as policies within chapter 16 of the National Planning Policy Framework and in the interest of preserving the historic and architectural interest of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Notwithstanding the details shown on the approved plans, this consent does not relate to the demolition of fireplaces, staircases, bannisters and handrail, picture rails, dado rails, skirting boards, architraves, internal panelled doors, coving or ceiling roses. In the event replacement of fire damaged details is required a scheme which details replacement of fire damaged details shall first be submitted to, and approved in writing by the Local Planning Authority prior to the replacement of any such details. The replacement of any fire damaged details shall be undertaken in accordance with the scheme approved by this condition and 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, as well as policies within chapter 16 of the National Planning Policy Framework and in the interest of preserving the historic and architectural interest of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. All pointing shall use an appropriate lime mortar specified for the joint thickness and stone type and shall match the stone colour. No power tools shall be used to remove the existing mortar, and the joints shall not be widened. The pointing shall be finished flush or slightly recessed. Note: Weatherstruck, strap or ribbon pointing is not permitted.
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, as well as policies within chapter 16 of the National Planning Policy Framework and in the interest of preserving the historic and architectural interest of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

12. Materials used for internal wall insulation or plastering shall ensure the breathability of the external structure.
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, as well as policies within chapter 16 of the National Planning Policy Framework and in the interest of preserving the historic and architectural interest of the heritage asset pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of: 07.30 and 18.30 hours, Mondays to Fridays 08.00 and 13.00hours, Saturdays, with no working Sundays or Public Holidays. In some cases, different site-specific hours of operation may be appropriate.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location plan	-	-	05 September 2025
Existing grouped plans	HMO17CHMA1101	-	05 September 2025
Proposed block plans	-	-	05 September 2025
Proposed grouped plans	HMO17CHMA11020.2	revA	25 February 2026
Conservation / Heritage assessment	BG24.370	Rev1	05 September 2025

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 has, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. Amendments were sought by Officers and received.

Development within a Coal Mining Area

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:
Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Digital Infrastructure: Fibre To the Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speeder installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost-effective provision of fibre infrastructure in the future.

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.**

Where 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: **18-Mar-2026**

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 2025/65/92345/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
