



Application Number	
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KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for Listed Building Consent for alterations, extension or demolition of a listed building Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Kirkby Grange, Grange Cottage

Address Line 1

Clough Road

Address Line 2

Flockton

Address Line 3

Kirklees

Town/city

Wakefield

Postcode

WF4 4AQ

Description of site location must be completed if postcode is not known:

Easting (x)

424521

Northing (y)

414212

Description

Applicant Details

Name/Company

Title

Miss

First name

Pamela

Surname

McAllister

Company Name

Address

Address line 1

Grange Cottage

Address line 2

Kirkby Grange Farm

Address line 3

Clough Road

Town/City

Wakefield

County

Country

United Kingdom

Postcode

WF4 4AQ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The repair and renovation works involve; re-pointing to exterior walls and chimney, re-launching of chimney, stripping back plasterboard from external walls and replacing with insulated lime plaster, replacement of ground floor windows with timber double glazed units, installation of new conservation rooflights to attic including replacement of existing non-conservation rooflight, replacement of non-original metal spiral staircase serving all 3 floors to new winder oak staircase, re-planning of non-original first floor layout including replacement of sanitaryware and tiles to bathroom, adding en-suite bathroom to attic room, replacement of current central heating system with underfloor heating to ground and first floor, removal of existing boiler and installation of new boiler to attic storage room, and replacement of kitchen units.

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to submitted drawings 'GC-01-P01-Plans & sections as existing' & 'GC-03-P01-Plans & sections as proposed' for full details of internal works which include the stripping out of internal stud walls within the first floor, and removal of existing plasterboard to external walls. This drawing also contains details of works required to remove and replace the existing staircase.

Please refer to submitted drawings 'GC-02-P01-As existing elevations' & 'GC-04-P01-As proposed elevations' for full details of external works required for the repair and renovations to the chimney, stone walls, mullion's and ground floor windows.

Please also refer to the submitted 'Design, Access and Heritage Statement_Grange Cottage' which provides further description of proposed works and their replacement.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Chimney

Existing materials and finishes:

Pointing material used is cement to the upper brick section, lime mortar to the lower stone section

Proposed materials and finishes:

Like to like materials; cement to the upper brick section, lime mortar to the lower section in a colour to match the existing

Type:

External walls

Existing materials and finishes:

Areas of failed pointing are predominately cement, other are Lime mortar

Proposed materials and finishes:

Failed areas to be re-pointed in Wommersley's Ironstone Pre-Mixed Lime Mortar, colour to be Old White to match existing colour

Type:

Windows

Existing materials and finishes:

Painted timber single-glazed units

Proposed materials and finishes:

Painted timber double-glazed units

Type:

Internal walls

Existing materials and finishes:

Modern timber studwork and plasterboard with painted finish

Proposed materials and finishes:

Timber studwork and plasterboard with painted finish

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

GC-01-P01-Plans & sections as existing
GC-02-P01-As existing elevations
GC-03-P01-Plans & sections as proposed
GC-04-P01-As proposed elevations
Design, Access and Heritage Statement_Grange Cottage

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

If Yes, please provide details

I have discussed the works to the chimney with my adjoining neighbour at Kirkby Grange Hall as the chimney serves both our properties. They are in support of the repair works. I have also discussed the proposed works to replacing my existing single glazed timber windows to double glazed timber units as they have recently received Listed Building Consent approval to replace their single glazed timber units to double glazed timber units.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

Miss

First Name

Pamela

Surname

McAllister

Declaration Date

29/09/2025

Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Pamela McAllister

Date

29/09/2025