

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No: 2020/60/94203/E

Site Address: Clough House, 236, Leeds Road, Birstall, Batley,
WF17 0HW

Description: Outline application for demolition of dwelling and
associated outbuildings and the erection of 30
dwellings

Recommending Officer: Adam Walker

DECISION - Withdrawn

**I hereby authorise the Withdrawal of this application for the reasons set
out in the officer's report and recommendation annexed below in
respect of the above matter.**

Majors Team

AUTHORISED OFFICER

Date: 14-May-2021

OFFICER REPORT

During the course of the planning application, the LPA has been notified that the Secretary of State for Digital, Culture, Media and Sport has decided to add Clough House, including associated barn and garden wall, to the List of Buildings of Special Architectural or Historic Interest. The building is now listed at Grade II.

This is a very significant material change in circumstances from when the application was first submitted. Given the listed status of the building, the applicant has withdrawn the application.

A site meeting was subsequently held with the agent and applicant to discuss potential options for a future application, which would retain the listed buildings and structures. At the meeting the applicant was advised to take steps to secure the site and make the building weather tight. This was partly in response to complaints received regarding trespassing and damage occurring to the main building.

AW

Report dated 14th May 2021