



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2020/65/90711/W

To: Malcolm Sizer Planning Ltd
17, Kistvaen Gardens
Meltham
Holmfirth
HD9 5NQ

For: Westwood Wilson Ltd

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 THE PARTIAL DEMOLITION, PARTIAL RE-BUILD, ERECTION OF EXTENSIONS AND ALTERATIONS TO MILL TO FORM 63 APARTMENTS AND ERECTION OF 64 DWELLINGS (WITHIN A CONSERVATION AREA)

At: WESTWOOD MILL, LOWESTWOOD LANE, LINTHWAITE, HUDDERSFIELD, HD7 5RR

In accordance with the plan(s) and applications submitted to the Council on 05-Mar-2020 subject to the condition(s) specified hereunder:-

1. The works shall be begun not later than the expiration of three years beginning with the date on which consent is granted.

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 works hereby consented 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 consent, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being consented and so as to ensure the satisfactory appearance of the works on completion, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and guidance within the National Planning Policy Framework.

3. The double-glazed units to the new windows within blocks A-D shall be a maximum 12mm in thickness and have black coloured edge seals. Planted glazing bars shall not be used. Casement windows shall have traditional butt hinges.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and guidance within the National Planning Policy Framework.

Plans and specifications schedule:-

Drawing No.	Drawing Title/Document	Revision	Date Received
538.02/PLA01	OVERALL SITE LAYOUT AS TOPOGRAPHICAL & AS EXISTING	F	12/06/2023
538.02/PLA02	EXISTING GROUND, 1ST, 2ND & 3RD FLOOR PLANS	A	12/06/2023
538.02/PLA03	EXISTING ELEVATIONS	A	12/06/2023
538.02/PLA04	SITE ARRANGEMENT & OVERALL SITE PLAN	P	12/06/2023
538.02/PLA05E	BLOCK A - G: PROP. PLANS GROUND 1st & 2nd + SECURITY	-	12/06/2023
538.02/PLA05	BLOCK A - G: PROPOSED PLANS GROUND FIRST & SECOND	H	12/06/2023
538.02/PLA06	BLOCK A - G: PROPOSED PLANS THIRD, FOURTH & FIFTH	F	12/06/2023
538.02/PLA07	ELEVATIONS BLOCK A - G (+PART H)	G	12/06/2023
538.02/PLA08	BLOCK H: GROUND, FIRST & SECOND FLOORS	G	12/06/2023
538.02/PLA09	BLOCK H: ELEVATIONS SOUTH & NORTH	E	12/06/2023
538.02/PLA010	BLOCK I (PHASE 1) LOWER, GROUND, FIRST & SECOND FLOOR PLANS	H	12/06/2023
538.02/PLA011	ELEVATIONS BLOCK I (PHASE 1)	E	12/06/2023
538.02/PLA012	BLOCK I (PHASE 2) FLOOR PLANS	I	12/06/2023
538.02/PLA013	ELEVATIONS BLOCK I (PHASE 2)	G	12/06/2023
538.02/PLA014	BLOCK J: LOWER & GROUND FLOOR PLANS	F	12/06/2023

538.02/PLA015	BLOCK J: FIRST FLOOR PLAN & TERRACE	B	12/06/2023
538.02/PLA016	BLOCK J: ELEVATIONS (CANAL SIDE) NORTH & SOUTH	D	12/06/2023
538.02/PLA017	ELEVATIONS OF PART J & PART K	E	12/06/2023
538.02/PLA018	BLOCK K: GROUND & FIRST FLOOR PLANS	F	12/06/2023
538.02/PLA019	BLOCK K: SECOND FLOOR PLAN & TERRACE	B	12/06/2023
538.02/PLA020	BLOCK K: ELEVATIONS SOUTH & NORTH	E	12/06/2023
538.02/PLA021	CARPARK ARRANGEMENT & OVERALL SITE PLAN	Z	12/06/2023
538.02/PLA022	PUBLIC OPEN SPACE + RECREATIONAL AREAS	N	12/06/2023
538.02/PLA023	MILL FLATS FOOTPRINTS: GROUND	C	12/06/2023
538.02/PLA024	MILL FLATS FOOTPRINTS: 2ND	C	12/06/2023
538.02/PLA025	MILL FLATS FOOTPRINTS: 3RD	C	12/06/2023
538.02/PLA026	MILL FLATS FOOTPRINTS: 4TH & 5TH	C	12/06/2023
538.02/PLA050	BLOCK A TO D - DOOR DETAILS 1	-	12/06/2023
538.02/PLA051	BLOCK A TO D - DOOR DETAILS 2	-	12/06/2023
538.02/PLA052	BLOCK A TO D - DOOR DETAILS 3	-	12/06/2023
538.02/PLA053	BLOCK A TO D - DOOR DETAILS 4	-	12/06/2023
538.02/PLA054	BLOCK A TO D - DOOR DETAILS 5	-	12/06/2023
538.02/PLA055	BLOCK A TO D - DOOR DETAILS 6	-	12/06/2023
538.02/PLA056	BLOCK A TO D - GENERAL ELEVATIONS 1	-	12/06/2023
538.02/PLA057	BLOCK A TO D - GENERAL ELEVATIONS 2	-	12/06/2023
538.02/PLA058	BLOCK A - ELEVATIONS	D	12/06/2023
538.02/PLA059	BLOCK A - ELEVATIONS 2	D	12/06/2023
538.02/PLA060	BLOCK B - ELEVATIONS	E	12/06/2023
538.02/PLA061	BLOCK C - ELEVATIONS	D	12/06/2023
538.02/PLA062	BLOCK D - ELEVATIONS	D	12/06/2023
538.02/PLA063	BLOCK D - ELEVATIONS 2	E	12/06/2023
538.02/PLA064	BLOCK D - ELEVATIONS 3	F	12/06/2023
538.02/PLA065	WINDOW AND DOOR DETAILS 1	-	12/06/2023
538.02/PLA066	WINDOW AND DOOR DETAILS 2	-	12/06/2023

538.02/PLA067	WINDOW AND DOOR DETAILS 3	-	12/06/2023
538.02/PLA068	WINDOW AND DOOR DETAILS 4	-	12/06/2023
538.02/PLA069	WINDOW AND DOOR DETAILS 5	-	12/06/2023
538.02/PLA070	WINDOW AND DOOR DETAILS 6	-	12/06/2023
538.02/PLA075	CONSTRUCTION AREA FOR PHASE 1	-	12/06/2023
538.02/PLA100	AMENDED SITE PLAN WITH SEWER ROUTE	-	12/06/2023
538.02/PLA101	GROUND FLOOR ARRANGEMENT IN LINE WITH SEWER	-	12/06/2023
538.02/PLA200	PHASING OF THE DEVELOPMENT	-	12/06/2023
538.02	ISSUE SHEET	-	12/06/2023
Dated 28th April 2020	CONSERVATION/HERITAGE ASSESSMENT – BLOCK C	-	28/04/2020
Dated 28th April 2020	CONSERVATION/HERITAGE ASSESSMENT - PLANS & PHOTOS – BLOCK C	-	28/04/2020
1129	CONSERVATION/HERITAGE ASSESSMENT	-	12/03/2020
-	CONSERVATION/HERITAGE ASSESSMENT- LISTINGS KEY	-	04/03/2020
REPORT 112	CONSERVATION/HERITAGE ASSESSMENT-ARCEOLOGICAL BLDG RECORDING	VOL 1	12/03/2020
Dated February 2020	CONSERVATION/HERITAGE ASSESSMENT-APPENDIX 1	-	12/03/2020
Dated February 2020	CONSERVATION/HERITAGE ASSESSMENT-APPENDIX 2	-	12/03/2020
Dated February 2020	CONSERVATION/HERITAGE ASSESSMENT-APPENDIX 3	-	12/03/2020
Dated February 2020	PLANNING STATEMENT	-	10/03/2020
Dated February 2020	PLANNING STATEMENT- APPENDIX -1	-	12/03/2020
Dated February 2020	PLANNING STATEMENT- APPENDIX-2	-	12/03/2020
Dated February 2020	PLANNING STATEMENT- APPENDIX-3	-	12/03/2020
Dated February 2020	PLANNING STATEMENT- APPENDIX-4	-	12/03/2020
Dated February 2020	PLANNING STATEMENT- APPENDIX-5	-	12/03/2020
Dated February 2020	PLANNING STATEMENT- APPENDIX-6	-	12/03/2020
Dated February	PLANNING STATEMENT-	-	12/03/2020

2020	APPENDIX-7		
Dated February 2020	PLANNING STATEMENT-APPENDIX-8	-	12/03/2020
Dated February 2020	DESIGN & ACCESS STATEMENT	-	04/03/2020
Dated August 2019	PUBLIC OPEN FORUM REPORT	-	04/03/2020
-	PUBLIC OPEN FORUM ATTACHMENTS	-	04/03/2020
19-0438.01	LIGHTING ASSESSMENT	-	04/03/2020

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 speedier installation at a later date.

To discuss the benefits that FTTP may have for your development, please contact Carl Tinson in Kirklees Council's Digital Team at carl.tinson@kirklees.gov.uk

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.**

If this application has been publicised by notice(s) in the vicinity of the site, please would you now remove the notice(s) and dispose of it/them responsibly to avoid harm to the appearance of the local 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: 28-Sep-2023

Signed:



David Shepherd
Strategic Director Growth and Regeneration

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 2020/65/90711/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
