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Planning Services
Merrion House
110 Merrion Centre Leeds LS2 8BB

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Replacement of windows and door in existing openings, in style to match existing.
This forms part of the work to convert the property from two flats to a single dwelling.

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Holmes

Company Name

Address

Address line 1

Owlwood Farm

Address line 2

Doctors Lane

Address line 3

Allerton Bywater

Town/City

Castleford

County

Country

United Kingdom

Postcode

WF10 2AN

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Retrospective application for the conversion of two self-contained flats into one single dwelling

Reference number

22/05738/FU

Date of decision (date must be pre-application submission)

09/11/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans etc

Has the development already started?

Yes

No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Window and door frames etc are as defined on the details and in the specification which are included with this application.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Planning Services

Date (must be pre-application submission)

01/12/2023

Details of the pre-application advice received

Planning permission is required for the proposed works, as the flats (within the building) do not have PD rights. Plastic windows will not be acceptable here – the building is physically attached to a Grade II LB, within the immediate setting of others, all located in the Clifford Conservation Area. The current windows are unauthorised. I appreciate that you will be disappointed but trust this information is useful.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Andrew Wright

Date

28/12/2023