

Application No: 17/00918/LBC

GRLBCZ

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT, 1990  
(AS AMENDED)****PLANNING (LISTED BUILDING AND CONSERVATION AREAS) REGULATIONS 1990**

**Mr Richard Gelder**  
**City of Bradford Metropolitan District Council**  
**C/O Mr Dominic Waugh**  
**Fairhurst**  
**1 Arngrove Court**  
**Barrack Road**  
**Newcastle upon Tyne**  
**NE4 6DB**

**GRANT OF LISTED BUILDING CONSENT**

**Proposal:** Relocation and reconfiguration of Greengates War Memorial in Garden of Remembrance

**Location:** Greengates War Memorial Harrogate Road Bradford West Yorkshire

**Applicant:** Mr Richard Gelder

**Date Application Received:** 24 February 2017

**Date Application Valid:** 24 February 2017

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** Listed Building Consent for the proposal described above, in accordance with the plans, drawings and documents which form part of the application as listed below, and subject to the following schedule of conditions:

<b>Plan Type</b>	<b>Plan Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	R/PTH/MH/10 3196/PL-10A		24th Feb 2017
Planning Layout	R/PTH/MH/10 3196/PL-15A		24th Feb 2017
Landscaping	R/PTH/MH/10 3196/PL-12C		24th Feb 2017

**CONDITIONS AND ASSOCIATED REASONS:**

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 18 of the Planning (Listed Buildings Conservation Areas) Act 1990 (as amended).



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2. The development shall not begin until details of the method, composition and colour of pointing have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the pointing details so approved.

Reason: To ensure the use of appropriate pointing in the interests of local character and visual amenity and to accord with policies BH4 and BH4A of the Replacement Unitary Development Plan.

3. Any gates to be constructed as part of the development shall not open over the highway.

Reason: In the interests of highway safety and to accord with Policy TM19A of the Replacement Unitary Development Plan.

**FOOTNOTES:**

Footnote: If demolition or partial demolition of a listed building is involved the owner must give English Heritage 30 days notice of the works of demolition. A form for this purpose may be obtained from the Planning Division. Any questions or requests for further information should be addressed to English Heritage at "LBC Referrals - Area 1, 37 Tanner Row York YO1 6WP", telephone 01904 601901 fax 01904 601999.

Footnote: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807. Email - [buildingcontrol@bradford.gov.uk](mailto:buildingcontrol@bradford.gov.uk).

Footnote: There are specific Regulations and adopted standards above and beyond Planning and Building Regulation requirements that apply to 'Houses in Multiple Occupation'. If your application relates to the construction, extension, conversion or alteration of a building containing flats or bedsits and/or the reconfiguration of an existing layout which creates new inner rooms then you are advised to consult the Housing Standards Team on 01274 433531 or email [CHESAdminSupport@bradford.gov.uk](mailto:CHESAdminSupport@bradford.gov.uk) for further advice.

Footnote: Records held by the Local Planning Authority indicate that the site which you intend to develop is located between 150 and 250 metres from one or more historic landfill sites. Although 150m from a historic landfill it would be prudent to raise this issue with your builder/ architect. You should ensure that you have a sufficient understanding of ground conditions beneath the site to select appropriate foundation options, deal appropriately with any excavation arisings from the development and understand whether it would be appropriate to install ground gas protection measures. For further information on the nature and proximity of the relevant Landfill Sites you may request a Landfill



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Search from the Local Planning Authority for a nominal fee, please contact [minerals.planning@bradford.gov.uk](mailto:minerals.planning@bradford.gov.uk) for further details.

**Positive & Proactive Statement in accordance with Article 35(2) of the Town and Country (Development Management Procedure) (England) Order 2015**

In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Replacement Unitary Development Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

Footnote: Plans associated with this application can be viewed at [www.bradford.gov.uk/planning](http://www.bradford.gov.uk/planning) and click on "view planning applications".

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# YOUR RIGHTS IN CONNECTION WITH THIS NOTICE

## Appeals to the Secretary of State

### APPLICATIONS FOR LISTED BUILDING CONSENT

If you are aggrieved by the decision of the local planning authority to refuse consent for the proposed works, or to grant consent subject to conditions, you can appeal to the Secretary of State under Section 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. If you want to appeal your local planning authority's decision then you must do so within 6 months of the date of this notice\*.

Appeals must be made using a form which you can get from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN Tel 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk>

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application for and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must send a copy of your appeal to Department of Place, Development Services, Britannia House, Hall Ings, Bradford or [planning.appeals@bradford.gov.uk](mailto:planning.appeals@bradford.gov.uk).

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.

### Purchase Notices

If consent is refused, or granted subject to conditions whether by the local planning authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he/she may serve on the Council a listed building purchase notice, or a conservation area purchase notice, as the case may be, requiring the Council to purchase his/her interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### Compensation

In certain circumstances a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

NOTE - Attention is drawn to section 8 (2) of the Act, the effect of which is that demolition may not be undertaken (despite the terms of any consent granted by the local planning authority) until notice of proposal has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Saville Row, London W1X 1AB and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent or have stated that they have completed their record of the building or that they do not wish to record it.

\*Applicants are advised that it is the Council's understanding that the time period for lodging an appeal is reckoned from the date of issue of this notice.

**Application No: 17/00919/LBC**

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**Mr Richard Gelder  
City of Bradford Metropolitan District Council  
C/O Mr Dominic Waugh  
Fairhurst  
1 Arngrove Court  
Barrack Road  
Newcastle upon Tyne  
NE4 6DB**

**GRANT OF LISTED BUILDING CONSENT**

**Proposal:** Realignment of external front boundary wall and gate piers and rebuild using retained stone from existing wall and retained gate piers

**Location:** Greengates House 830 Harrogate Road Bradford West Yorkshire BD10 0RA

**Applicant:** Mr Richard Gelder

**Date Application Received:** 24 February 2017

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Location Plan	R/PTH/MH/10 3196/PL-11B		24th Feb 2017
Landscaping	R/PTH/MH/10 3196/PL-13D		24th Feb 2017
Planning Layout	R/PTH/MH/10 3196/PL-16D		13th Mar 2017

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