

## LISTED BUILDING CONSENT

Planning (Listed Building and Conservation Areas) Act 1990  
 Local Government Planning and Land Act 1980  
 The Planning (Listed Buildings and Conservation Areas) Regulations 1990

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(Please see notes at end of this letter)

To  
 Mr Shah  
 c/o Mrs Rupinder Sandhu  
 Calderdale MBC  
 Princess Buildings  
 Princess Street  
 Halifax  
 HX1 1TS

This Council as Local Authority hereby grant consent for

**Part removal of right hand staircase outer wall and integration to a levelled access  
 (Listed Building Consent)**

on land at

**Hughes Corporation  
 31 Square Road  
 Halifax  
 HX1 1QG**

in accordance with the application and plans approved by the Council on 28.02.2025

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan			27.01.2025
Existing & Proposed Elevations	60528270-SHT-25-000 3-C-0700-01		27.01.2025
Sections	60528270-SHT-25-000 3-C-0700-03		27.01.2025
Drainage Details	60528270-SHT-25-000 3-C-0700-03		27.01.2025

subject to the following conditions under section 18 of the Act

The works to which this consent relates must be begun not later than the expiration of THREE YEARS beginning with the date on which this consent is granted

and subject to the following conditions specified below

- 1.Window openings shall be infilled with local, natural stone, brought flush to the external face of the elevation and shall match the surroundings stone in type, colour, coursing and dressing. Mortar shall be 1 part NHL3.5 to 3 parts Nosterfield sand and shall be flush or slightly recessed from the surface of the masonry with a brush stippled finish.

CALDERDALE METROPOLITAN BOROUGH COUNCIL

Application No:

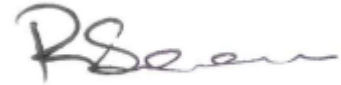
**25/00039/LBC**

**WARD: 16**

The reasons for the Council's decision to grant an approval for the development subject to the above additional conditions are:

1. To ensure the use of appropriate methods and materials in the interests of visual amenity and to ensure compliance with Policy HE1 of the Calderdale Local Plan.

DATED: 28 February 2025



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For and on behalf of  
Director of Regeneration and Strategy

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**NOTIFICATION TO BE SENT TO APPLICANT ON REFUSAL OF LISTED BUILDING CONSENT, OR GRANT OF CONSENT SUBJECT TO CONDITIONS**

If you are aggrieved by the decision of your Local Planning Authority to refuse listed building consent for the proposed works, or to grant it subject to conditions, you may appeal to the Secretary of State for Communities and Local Government in accordance with Section 20 & 21, of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you want to appeal then you must do so within six months of the date of this notice.

However, if an Enforcement has been served for the same or very similar development the time limit is:

**28 days from the date of the Local Planning Authority's decision** if the Enforcement Notice was served before the decision was made yet not longer than 2 years before the application was made or

**28 days from the date the Enforcement Notice** was served if served on or after the date the decision was made (unless this extends the appeal period beyond 12 weeks – where this relates to a householder application, or unless this extends the appeal period beyond 6 months, for the other applications).

You should use forms which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 4445000). A copy of the completed appeal form should be sent to, Calderdale MBC Planning Services, C/O The Town Hall, Crossley Street, Halifax, HX1 1UJ.

If listed building 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 a reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the district, in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 her. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**NOTIFICATION TO BE SENT TO APPLICANT ON REFUSAL TO VARY OR DISCHARGE CONDITIONS ATTACHED TO A LISTED BUILDING CONSENT, OR ON THE ADDITION OF NEW CONDITIONS CONSEQUENTIAL UPON VARIATION OR DISCHARGE**

If you are aggrieved by the decision of the Local Planning Authority –

- (a) to refuse to vary or discharge the conditions attached to a listed building consent; or
- (b) to add new conditions consequential upon any such variation or discharge,

you may appeal to the Secretary of State for Communities and Local Government in accordance with Section 20 & 21, of the Planning (Listed Buildings and Conservation Areas) Act 1990. If you want to appeal then you must do so within six months of the date of this notice. You should use forms which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0117 372 6372). A copy of the completed appeal form should be sent to the Chief Executive, Calderdale MBC, Town Hall, Halifax, West Yorkshire, HX1 1UJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

**ONLINE APPEAL SERVICE**

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see [www.planningportal.gov.uk/pes](http://www.planningportal.gov.uk/pes). 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 form 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.