

GRLBCZ

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

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) REGULATIONS 1990

Aziz Rehman
C/o Laurie Reader Designs
7 Mercury Quays
Ashley Lane
Shipley
BD17 7DB

GRANT OF LISTED BUILDING CONSENT

Proposal: Construction of retail unit within grounds of property and renovations to existing building to include replacement of garage door with new windows, and new internal arrangement

Location: 23 Rosebery Road Manningham Bradford West Yorkshire BD8 7QB

Applicant: Aziz Rehman

Date Application Received: 27 January 2006

Date Application Valid: 14 February 2006

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, subject to the following schedule of conditions:

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).

2. The works hereby granted consent shall only be carried out in accordance with the amended 1:500 scale site plan and Drawing Nos. 167-10A and 167-11A received by the Council on 3 April 2006 and 21 May 2006 respectively, chiefly showing the building reduced in height with a pitched roof, single-storey side extension, use of natural materials, revised fenestration and other design details and rear servicing.

Reason: For the avoidance of doubt as to the terms under which this consent has been granted since amended plans have been received.

Date of Issue: 20 June 2006

APO

Page 1 of 3



Keith Stones, Interim Head of Service, Development Services
Department of Transportation, Design and Planning

NOTE: Any enquiries regarding this notice should be made to the appropriate Area Planning Office.

(See Reverse)

GRLBCZ

3. Samples of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority before the development commences, and the development shall be constructed in the approved materials.

Reason: In the interests of the character, appearance and setting of the listed building, to ensure the use of appropriate materials in the interests of visual amenity and to safeguard the appearance of the North Park Road Conservation Area in which it is located and to accord with policies UR3, D1, BH4, BH4A and BH7 of the Replacement Unitary Development Plan.

4. The development shall not begin until details of the coursing of walling and roofing materials and 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 coursing and pointing details so approved.

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

5. The works shall not begin until details of all gutters, downpipes and all other external pipework have been submitted to and approved in writing by the Local Planning Authority. These items shall then be provided in accordance with the approved details and so retained.

Reason: In the interests of the local character, visual amenity and historical accuracy and to accord with policies BH4 and BH4A of the Replacement Unitary Development Plan.

6. The new timber doors and window frames to 23 Rosebery Road hereby approved shall have a painted finish and be maintained thereafter.

Reason: In the interests of the local character, visual amenity and historical accuracy and to accord with policies BH4 and BH4A of the Replacement Unitary Development Plan.

7. The works shall not include stone-cleaning of any part of 23 Rosebery Road unless carried out in accordance with a methodology that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the local character and visual amenity and of historical accuracy and to accord with Policy BH4 of the Replacement Unitary Development Plan.

REASON FOR THE DECISION:

Date of Issue: 20 June 2006

APO

Page 2 of 3



Keith Stones, Interim Head of Service, Development Services
Department of Transportation, Design and Planning

NOTE: Any enquiries regarding this notice should be made to the appropriate Area Planning Office.

(See Reverse)

City of Bradford Metropolitan District Council

www.bradford.gov.uk

Application No: 06/00624/LBC

GRLBCZ

The proposal would relate satisfactorily to the character, appearance and setting of the listed building and is considered to be in accordance with policies BH1, BH4 and BH4A of the adopted Replacement Unitary Development Plan.

FOOTNOTES:

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.

Date of Issue: 20 June 2006
APO
Page 3 of 3



Keith Stones, **Interim Head of Service**, Development Services
Department of Transportation, Design and Planning

NOTE: Any enquiries regarding this notice should be made to the appropriate Area Planning Office.

(See Reverse)