

Application No: 23/04486/FUL

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**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**Taleem UI Islam
Taleem UI Islam (Masjid Bilal)
C/O Mr Rashid Moghul
363 Architecture
985 Leeds Road
Bradford
BD3 7ND**

GRANT OF PLANNING PERMISSION

Proposal: First floor extension to side and minarets to principal elevation

Location: The Drummond Road Muslin Association 1 - 3 Drummond Road Bradford West Yorkshire BD8 8DX

Applicant: Taleem UI Islam

Date Application Received: 5 December 2023

Date Application Valid: 5 December 2023

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development 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:

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 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby approved shall only be carried out in accordance with the approved plans listed below:-

Plan Type	Plan Reference	Version	Date Received
Existing Site Plan	A001.1		5th Dec 2023
Proposed Site Plan	A001.2		5th Dec 2023
Proposed Floor Plans	A002.1		5th Dec 2023
Existing Floor Plans	A002.2		5th Dec 2023
Proposed Floor Plans	A002.3		5th Dec 2023
Existing Floor Plans	A002.4		5th Dec 2023
Proposed Floor Plans	A002.5		5th Dec 2023

GRFULZ

Roof Plan	A002.6	5th Dec 2023
Roof Plan	A002.7	5th Dec 2023
Existing and Proposed Elevations	A003.1	5th Dec 2023
Existing and Proposed Elevations	A003.2	5th Dec 2023
Existing and Proposed Elevations	A003.3	5th Dec 2023
Existing and Proposed Elevations	A003.4	5th Dec 2023
Sections	A004.1	5th Dec 2023
Sections	A004.2	5th Dec 2023
Other	A006.1	5th Dec 2023
Other	A006.2	5th Dec 2023
Location Plan	LP-01A	5th Dec 2023

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted.

3. The development hereby permitted shall be constructed using external facing and roofing materials to match the existing building as is specified on the submitted application.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Core Strategy Development Plan Document.

4. The windows in the south side elevation of the first floor extension hereby permitted shall be installed such that there is a minimum internal sill height above finished floor level of 1.7 metres.

Reason: To prevent overlooking or loss of privacy to adjacent occupiers and to accord with Policy DS5 of the Core Strategy Development Plan Document.

5. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent equivalent legislation) no alterations comprising the addition of further windows, including dormer windows, or other openings shall subsequently be formed in the south side elevation or roof plane of the first floor extension hereby permitted without the express written permission of the Local Planning Authority.

Reason: To safeguard the privacy and amenity of occupiers of neighbouring properties and to accord with Policy DS5 of the Core Strategy Development Plan Document.

INFORMATIVES:

Informative: Please note that the development hereby approved may contain conditions that require details to be submitted to and approved in writing by the Council either prior to the commencement of the development or at another specified period. To comply with the

Application No: 23/04486/FUL

GRFULZ

requirements of these conditions the developer is required to submit an "application for the approval of details reserved by a condition". For more information about the application process and fee please go to www.bradford.gov.uk/planning and click on "Apply for planning". Works must not commence until the necessary approval(s) have been obtained.

Informative: 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

Informative: Waste arising from renovation, construction or demolition activities is classed as industrial waste and burning of such waste is not allowed on any site, including domestic premises without permission from the Environment Agency. The council will investigate all such complaints and will take enforcement action if required to ensure such activities cease. As most householders are not aware they are breaking the law when burning such waste officers will visit householders and offer advice on how to dispose of such waste in a responsible and legal manner.

Informative: If any aspect of your proposed works affects existing public footways, public highway, public rights of way, street lighting columns, erection of equipment on the highway or a new vehicular access you must ensure that relevant Highway Legislation and Statutory Notices are complied with and that all relevant fees are paid prior to commencement of your works. Please contact the Network Resilience and Management Team on 01274 437420 or email network.management@bradford.gov.uk

Informative: If your development involves the construction of a new road, a new footway to an existing road or a new public right of way, please contact the Highway Development Control office on 01274 433707 before any building work commences. Please note that Section 38 agreements take 6 -12 weeks to process.

Informative: If your development involves the construction of a new junction, or any alteration of an existing road or footway or street lighting columns, prior agreement (S278) by the Highway Authority is required. Please contact the Highway Development Control office on 01274 433707 before any building work commences. Please note that Section 278 agreements take 12-18 weeks to process.

Informative: The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.