

CHANGE OF USE
(WITHIN A CONSERVATION AREA)
AT 2 SPRING BANK, NEW NORTH ROAD,
HUDDERSFIELD, WEST YORKSHIRE HD1 5NB

SUPPORTING PLANNING STATEMENT

DECEMBER 2016

Job Ref: 2460



ACUMEN DESIGNERS & ARCHITECTS LTD.

Headrow House, Old Leeds Road, Huddersfield, HD1 1SG

Tel: 01484 546000 Email: info@acumenarchitects.co.uk

1.0 INTRODUCTION

- 1.1 The site at 2 Spring Bank is approx. 0.056 hectares and is situated within a conservation area around Huddersfield.
- 1.2 The conservation area is focused around the historic centre of Huddersfield, where the predominant building materials are stone with either slate or stone roofs.

2.0 DESIGN PRINCIPLES

- 2.1 Historically the building classification was a Class B1 Use, which was then converted into a class D1 Use of the Town & Country Planning (Use Classes) Order 1987 under Application No. 2010/92601.
- 2.2 The new owner would like to convert the building back into a Class B1 Use from a Class D1 Use. As the site falls within the TC10 employment area where the conversion of residential properties to Class B1 Uses will normally be permitted, the conversion should be suitable in this location.

3.0 ACCESS

- 3.1 There are no proposals to alter the existing access routes. No new roads are required and the existing site access is to be retained.

4.0 LANDSCAPING

- 4.1 There are no significant landscaping issues associated with the proposals.

5.0 CONCLUSIONS

- 5.1 The proposal seeks to convert the building back into a Class B1 Use from a Class D1 Use. The proposed site was historically a Class B1 Use and lies within a TC10 area on the UDP of Huddersfield Town Centre, therefore returning the building back to a use previously given planning consent with no external changes, which should be acceptable to Conservation and Planning officers.