

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No: 2017/62/91872/E

Site Address: Methodist Resource Centre, 74, Daisy Hill, Dewsbury,
WF13 1LS

Description: Alterations to convert existing commercial premises to
4 flats (Listed Building within a Conservation Area)

Recommending Officer: Anthony Monaghan

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report contained within the Heavy Woollen Planning Sub-Committee agenda and update dated 14 December 2017 and Delegation Report annexed below in respect of the above matter.

Julia Steadman

AUTHORISED OFFICER

Date: 19-Dec-2017

DELEGATION REPORT

Application no. 2017/62/91872/E

Description: Alterations to convert existing commercial premises to 7 flats (within a Conservation Area).

Site: Methodist Resource Centre, 74 Daisy Hill, Dewsbury, WF13 1LS.

Report Date: 19/12/17

Officer: Anthony Monaghan.

COMMITTEE: Heavy Woollen Planning Sub-Committee

DATE OF COMMITTEE: 14th December 2017

OFFICER RECOMMENDATION: DELEGATE Approval of the application and the issuing of the decision notice to the Head of Development Management in order to complete the conditions and reasons.

COMMITTEE RESOLUTION: As per officer recommendation.

Conditions and reasons:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies D2, BE1, BE2, BE5 and T10 of the Kirklees Unitary Development Plan, Policies PLP 11, PLP15, PLP18 and PLP35 of the Kirklees Publication Draft Local Plan, as well as the aims of the National Planning Policy Framework.

3. The development shall not be occupied until appropriate storage for domestic bins and cycles has been provided as shown on plan Ref: AL 01 Rev B, received 1/12/17 and such provision retained thereafter.

Reason: In the interests of highway safety and amenity of the area and to accord with Policies BE1 and T10 of the Kirklees Unitary Development Plan as well as Policies PLP21 and PLP24 of the Kirklees Publication Draft Local Plan.

4. Before development commences, a report specifying the measures to be taken to protect the development from noise from local commercial premises and road traffic shall be submitted to and approved in writing by the local planning authority.

The report shall;

- (i) Determine the existing noise climate
- (ii) Predict the noise climate in bedrooms (night-time) and other habitable rooms of the development.
- (iii) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Reason: In order to protect the amenities of the future occupiers of the flat and to accord with policy in Chapter 11 of the National Planning Policy Framework. This is a pre-commencement condition in order to ensure that appropriate mitigation measures, should they be required, are implemented into the development at the appropriate stage.

5. The facing material used in the development shall be ashlar stone to match that used on the host building.

Reason: In the interests of visual amenity and the character of the Dewsbury Town Conservation Area and to accord with Policies BE1, BE2 and BE5 of the Kirklees Unitary Development Plan, Policies PLP18 and PLP35 of the Kirklees Publication Draft Local Plan, as well as the aims of chapters 7 and 12 of the National Planning Policy Framework

6. All new doors and windows shall be timber/timber framed with a painted finish on first installation and shall be retained as such thereafter.

Reason: In the interests of visual amenity and the character of the Dewsbury Town Conservation Area and to accord with Policies BE1, BE2 and BE5 of the Kirklees Unitary Development Plan, Policies PLP18 and PLP35 of the Kirklees Publication Draft Local Plan, as well as the aims of chapters 7 and 12 of the National Planning Policy Framework.

NOTE: This planning application shall be read in conjunction with the allied Listed Building Consent referenced 2017/92396.

Plans and specification schedule:-

Plan Type	Reference	Version	Date Received
Existing floor plans and Location plan.	EX 01	1	8/06/17
Existing floor plans.	EX 02	1	2/06/17
Existing elevations.	Ex 03	1	2/06/17

Plan Type	Reference	Version	Date Received
Existing elevations.	EX 04	1	2/06/17
Proposed floor plans.	AI 01	Rev B	1/12/17
Proposed floor plans	AL 02	Rev A	19/09/17
Proposed elevations.	AL 03	Rev B	1/12/17
Proposed elevations.	AL 04	1	2/06/17

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. During the course of the application discussions took place with the agent and amended plans were submitted to reduce the number of flats and provide bin and cycle storage in order to address issues of residential amenity and highway safety.

Report Dated 19/12/17