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:	2017/62/92204/W
Site Address:	The Alteration Shop, 15, Dundas Street, Huddersfield, HD1 2HE
Description:	Erection of extensions and alterations to form 48 bedroom student flats and 3 apartments with ancillary facilities
Recommending Officer:	Bill Topping

DECISION – Conditional Full Permission

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

David Wordsworth

AUTHORISED OFFICER

Date: 09-Oct-2017

Officer Report

Site Description

Application site comprises a block of buildings no's 15 and 17 Dundas Street, and 15, Upperhead Row. To the south and adjacent the site is Threadneedle Street.
The block contains 2 retail units on Dundas Street and the former Good Food Shop (now vacant) facing onto Upperhead Row.
The site is opposite the bus station.

The site is within the Huddersfield Town Centre, but not within the Conservation Area.

Description of Proposal

Full permission is sought for the change of use of the block, and the extension of the upper floor creating a new roof feature to provide 48 student bedrooms (11 cluster arrangements), and 3 no 2 bed bedroom apartments

- Basement- 2 clusters; cycle storage area(10 bikes)
- Ground floor- Existing shops facing Dundas Street retained;1 cluster; main entrance / lobby area off Upperhead Row; Bin storage area accessed off Threadneedle Street;
- First floor- 2 clusters; 1 no 2 bedroom apartment
- Second Floor- 2 clusters; 1 no 2 bed apartment;
- Third floor- 2 clusters; 1 no 2 bed apartment;
- Fourth floor- 2 clusters.

Total 48 bedrooms 11 clusters. 3 no 2 bed apartments. All served by a central stairwell and lift

Elevational changes to Upperhead Row, and the removal of the existing roof , and the erection of a new more modern roof structure, that effectively incorporates another floor(ie the 4th floor.

History of negotiations/amendments received

Pre application enquiry 2016/20277

Amended details providing cycle storage; and
details of bin storage collection

Relevant Planning History

n/a

Representations

Publicised by site notice- expired 31/8/17 No representations receive

Consultation Responses

KC Highways- No objections, in this location, the travel plan should be secured by condition.

KC Environmental Health- Recommend conditions (relating to noise attenuation).

KC Conservation and Design- No objections (scheme discussed at pre application stage) – see assessment.

KC Street Scene- Sought clarity on the extent and means of site disposal of refuse. Details of private system need to be secured .

KC Environment Unit- Bat Survey carried out satisfactorily none recorded. Given site busy location, mitigation unlikely to be effective , therefore not required.

Policy

The statutory development plan comprises the Kirklees Unitary Development Plan (saved Policies 2007).

The statutory development plan is the starting point in the consideration of planning applications for the development or use of land unless material considerations indicate otherwise (Section 38(6) Planning and Compulsory Purchase Act 2004).

The Council is currently in the process of reviewing its development plan through the production of a Local Plan. The Council's Local Plan was submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 216 of the National Planning Policy Framework. In particular, where the policies, proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2012), these may be given increased weight. Pending the

adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees.

Kirklees Unitary Development Plan:

Site is within the Town Centre, on the Town Centre Inset Map.
Within the main shopping area

TC1- Town Centre Role
TC20 Town Centre Building character
BE1 – Design principles
T10 – Highway safety
T19 – Parking standards
EP4 – Noise sensitive development
BE23 – Crime prevention.

Kirklees Publication Draft Local Plan (PDLP):

PLP 13 Town Centre Uses
PLP15 Residential use in town centres
PLP17 Huddersfield Town Centre
PLP21 Highway safety and access
PLP 24 Design
PLP46 Waste disposal

National Policies and Guidance:
National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 27th March 2012, together with Circulars, Parliamentary Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications

Part 2- Ensuring the vitality of town centres;
Part 4- Promoting sustainable transport
Part Requiring good design

Assessment

The site is within the Huddersfield Town Centre, and the main shopping area. However the site is not identified as a principle or secondary or retail frontage, therefore there is no retriction upon the change of use of the

frontage onto Upperhead Row. – the 2 retail units facing onto Dundas Street being retained at ground floor level.
The use of the site, in particularly the upper floors for student accommodation and apartments is acceptable in principle, complying with policy TC1 in that it is " increasing the amount of housing by conversion of properties, and supporting the expansion of the university.

The site is considered to be in a sustainable location with access to all facilities and public transport. The scheme is unable to provide any specific parking facilities (given the site constraints, however there is no objection to this given its sustainable location, plus the fact that student accommodation is a very low car use generator.
The scheme includes a cycle storage area in the basement .The applicants have submitted a Travel Plan which will be conditioned.

The accommodation included residential properties at basement and ground floor level, in vert close proximity to the public /pedestrian areas, conditions are required with regard to noise attenuation measures for these rooms, relative to outside traffic, and the continue use of retail units on Dundas Street.

Given the numbers of units involved consideration towards waste disposal is necessary given that there is no external area for waste storage ,and inadequate provision will lead to waste being stored on the streets. There is a waste bin area on the ground floor, that can be accessed off Threadneedle Street. The bin store area has been slightly enlarged, however the applicant has indicated tat they use a waste collection service on neighbouring student accommodation(eg Thatchers and Standard House) which collects 4 times a week. This frequency of collection would avoid the overspill that would otherwise inevitably occur, and it is proposed to condition this within a Building Management plan.

Elevational changes

Dundas Street- The main elevation to Dundas Street remain largely unaltered, with the access points to the 2 retail units and windows remaining as they are now. The principle change is the installation of railings 1 metre in height along this frontage. The back railings are considered to complement the existing building style and materials
On the upper floors replacement windows are proposed. The existing openings are retained, and the new windows to be set in the original reveals. The existing sash windows will be replaced with a 4 pane type. The vertical emphasis is retained.

Upperhead Row- This elevation is altered substantially. the existing "Good Food Shop" frontage is to be removed and replaced by 4 new windows, that will serve the communal areas of the ground floor clusters. The existing entrance door is to be glazed also. The upper floor windows are to be replace, as on the Dundas Street. The existing loading area is to be retained and glazed forming the principle access to the whole residential/student complex.

S with Dundas Street 1 metre high railings will be sited, along this frontage. This will provide an element of security for the existing light wells that also serve basement accommodation.

Threadneedle Street – Proposed plant room areas will be louvered, and an new opening formed to serve the bin store area.

The Roof- the existing roof is to be removed and replaced with a more modern structure, that will be higher, and effectively enclose the top floor of student clusters

The new roof is initially set back behind the existing eaves level and rises vertically containing alternate window and cladding areas, separated by cladding piers. Above this level the roof slopes as a mansard with what are effectively a number of projecting dormer windows. All of the roof structure is proposed to be constructed of dark grey metal cladding plus the metal cladding piers.

The location of the roof windows follows through on the lower floor fenestration on each of the elevations, and are proportionate to the lower windows. Clearly the roof style is a significant departure from the original , but is considered acceptable, with the same approach having been use successfully nearby at Standard House. In this location the fact that the roof is set back, and the upper part a mansard, means that it will not be overly prominent from a street level view, except as approaching from the north down Upperhead Row. This view is of the narrowest and chamfered elevation of 15 Dundas

The new roof and dormer feature is set well back from the building face and not considered to be disproportionate or overly dominate what is a subservient elevation.

In terms of visual amenity and protecting the character and appearance of the existing buildings, it is considered that the ne roof 2 complements the existing traditional block , and the elevational changes to the existing building are satisfactory retaining existing proportions and where necessary restoring fenestration proportions, and reusing existing openings in a satisfactory manner.

Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation - Conditional Full Approval

Decision Authorisation - Delegated Powers

Application Number: 2017/92204

Officer Recommendation: Conditional Full Approval

Conditions and Reasons.

1. The development shall be begun not later than the expiration of three years beginning with the date on which permission is granted.
Reason. Pursuant to Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Order 2004.

2. The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions.
Reasons. So as to ensure the satisfactory appearance of the development on completion.

3. Prior to the development commencing a sample of the cladding materials to be used in the new roof construction, and the new railings, shall be submitted to and approved in writing by the Local Planning Authority
Reason. In the interests of visual amenity, and to accord with Polices BE1 and BE2 of the Kirklees Unitary Development Plan.

4. Prior to any work commencing details of the replacement windows shall be submitted for the written approval of the Local Planning Authority. These details shall include the profile of the windows and the extent of the reveals. The details as agreed shall be implemented and maintained for the lifetime of the development
Reason. In the interests of visual amenity and to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan.

5.Befoer the development is first brought into use all works which form part of the sound attenuation scheme as specified I the Noise Report date 30/5/17 produced by Philip Dunbavin Acoustic Consultants:

- Shall be completed; and
- Written evidence to demonstrate that the specified noise levels have been achieved shall be submitted to an approved in writing y the Local Planning authority.

If it cannot be demonstrated that the noise levels specified in the afore mentioned Noise Report have been achieved then a further scheme shall be submitted for the written approval of the local planning authority incorporating further measures to achieve those noise levels. All works comprised within those further measures shall be complete and written evidence provided to confirm the appropriate noise levels have been achieved before the development is first brought into use.
Reason. To protect the residential amenities of the future occupiers in accordance with Policy EP4 of the Kirklees Unitary Development Plan.

6.Before development commences, a ventilation scheme to show how habitable rooms shall be ventilate without the need to open windows shall be submitted to and approved I writing by the local planning authority
Reason. To protect the residential amenities of future occupiers in accordance with Policy EP4 of the Kirklees Unitary Development Plan.

7. This Development when occupied shall operate in accordance with the approved Travel Plan 1322, and within 3 months of the development being brought into use, evidence of its implementation(as detailed in part 9 of the Travel Plan) shall be provided for the written approval of the local planning authority.
Reason. To accord with the guidance contained in part 4 of the National Planning Policy Framework "Promoting sustainable transport".

8. Prior to the development being brought into use, a scheme detailing the means and frequency of waste disposal provision for this complex shall be submitted for the written approval of the local planning authority. The approved scheme shall be maintained for the lifetime of this development.
Reason. In the interests of both visual and residential amenity, and detailed in parts 7 of the National Planning Policy Framework" Requiring good design", and part 8 " Promoting heathy communities

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Location Pan	445 E-01		3/7/17
Proposed site/ block plan	445 P-10		3/7/17
Precedent Studies	445 P-23		3/7/17
Site Sections	445 P-22		3/7/17
Schedule of Accommodation	445 P-25		
Existing elevations	445 E -06,07,08; and 09		3/7/17
Proposed elevations	445 P-18,19,20; and 21		3/7/17
Existing floor plans	445 E-02;03;04;05; and 06		3/7/17
Proposed floor plans	445 P11;12A;23;14 15 and 16		3/7/17
Proposed roof plan	445- P-17		3/7/17
Design and Access Statement			3/7/17
Bat Survey	SHF 1304.002.ECR.001		3/7/17
Travel Plan	1322		3/7/17
Noise Assessment	CL/9877/2468/01		3/7/17

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

Report Dated: 9/10/17