

## Planning

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Investment & Regeneration

Date: 12-Apr-2017  
Our Ref: 2017/20286

Dear Mrs Dodd

### **Pre-application for change of use of guest house to residential at Elm Crest Guest House, 2 Queens Road, Edgerton**

Thank you for your request for pre application advice on the above proposal.

#### **1. Summary of proposals:**

The enquiry relates to the conversion of a guest house to residential use, a change from class C1 to C3.

#### **2. The site:**

Elm Crest, 2 Queens Road, comprises a large building of domestic scale and proportions with attic and basement accommodation located near the junction with Edgerton Road. Pedestrian and vehicle access are both taken from Queens Road and the property has a substantial gravel parking area. It is a Grade II listed building, listed together with No.1 known as 'Burleigh House'. The listing description can be viewed on the [Historic England](#) website.

The Case Officer did not undertake a site visit during the course of the application as this was not considered necessary.

#### **3. Relevant Planning History**

##### Enquiry Site

2004/94511 – Listed Building consent for installation of handrails. Consent granted.

##### Surrounding Area

There are no relevant applications in the surrounding area.

#### **4. Land allocation and relevant planning policy**

The site is unallocated land within Edgerton Conservation Area on the Kirklees Unitary Development Plan (UDP) proposals map. The [conservation area appraisal](#) provides information in respect of the special characteristics of the conservation area.

It is adjacent to land allocated for housing in the UDP and Examination Draft Local Plan (to the north-west) and to land designated as part of a Wildlife Habitat Network (to the south-west). For more information regarding the emerging local plan please see the link to the council's website:

[Local Plan](#)

#### **Unitary Development Plan Saved Policies**

The UDP can be viewed under the 'Planning Policy' section of the Kirklees Planning and development website:- <http://www.kirklees.gov.uk/beta/planning-and-development.aspx>

The National Planning Policy Framework (NPPF) can be viewed at:-

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/60777/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf)

#### **Saved Policies**

This report will refer only to those policies of the UDP 'saved' under the direction of the Secretary of State beyond September 2007. The statutory development plan is the starting point in the consideration of planning applications for the development or use of land (Section 38(6) Planning and Compulsory Purchase Act 2004).

- **D2** – Unallocated land
- **BE5** – Development within Conservation Areas
- **T10** – New development and access to highways.

#### Examination Draft Local Plan

PLP 21: Highway safety and access

PLP 22: Parking

PLP 35: Historic environment

#### **NPPF**

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 later guidance in National Planning Practice Guidance 2014. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Paragraph 14** – Presumption in favour of sustainable development
- **Paragraph 17** – Core planning principles
- **Chapter 7** – Requiring Good Design
- **Chapter 12** – Conserving and enhancing the historic environment

## **5. Consultations**

As part of the pre-application advice service we have informally consulted the following services and teams:

Planning Policy Team – No objections  
Environmental Services – No objections

No consultations were carried out with external groups.

### **Member Interest**

The site is within Greenhead Ward.

Given that the consultation pre-application relates to minor development the ward councillors were not advised of the pre-application.

## **6. Relevant matters for consideration**

### **6.1 Principle of development**

The site is located within Huddersfield Town Centre and comprises Unallocated Land within Edgerton Conservation Area.

There are no specific policies within the Unitary Development Plan relating to the change of use of guest houses or visitor accommodation to dwelling houses. It is considered that the loss of a guest house would have a negligible impact upon local employment and upon the local or Kirklees economy.

The main factors to be considered would be, in brief, the extent to which it would conserve the heritage value of the listed building and Conservation Area, the level of amenity it would provide for future occupants, any impacts on neighbouring land and buildings, and any implications for highway safety.

The following NPPF policies are relevant here:

- Core Planning Principles – in particular that planning decisions should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Requiring good design – planning decisions should aim to ensure that developments will function well, add to the overall quality of the area, optimise the potential of the site to accommodate development and create safe and accessible environments.
- Conserving and enhancing the historic environment – The character and significance of heritage assets, including Conservation Areas and Listed Buildings, should be conserved and where possible enhanced.

Within the UDP, Policy D2 sets out the main factors to be considered in applications on land which is not subject to specific policies or allocations in the UDP, which include visual and residential amenity. Policy T10 requires that development should not be allowed to create or materially add to highway safety problems. Policy BE5 advises development within Conservation Areas should ensure that the area's character is conserved or enhanced.

## **6.2 Transport**

The site is in walking distance of bus stops with a service to Huddersfield Town Centre. There would appear to be ample parking for future residents within the site. It is considered the development would be able to function without contributing to highway safety problems, and would accord with the aims of Policy T10.

## **6.3 Amenity and heritage issues**

### *Impact on Visual Amenity and heritage considerations:*

Given that, at this stage, the proposal is for change of use only with no external alterations, it is considered that it would have no impact upon the character of the Listed Building, the Conservation Area, or wider visual amenity.

Please note that any alterations, whether internal or external, are likely to require Listed Building Consent. You may wish to contact Anna Blaxall in the Conservation & Design Team who will be able to advise you further: [anna.blaxall@kirklees.gov.uk](mailto:anna.blaxall@kirklees.gov.uk) or alternatively you may contact her by telephone on 01484 221000.

### *Impact on Residential Amenity:*

The proposal would involve a change from one form of residential use to another. Based on the layout of the property with respect to neighbouring buildings and land, and that the proposal is for change of use only with no external alterations, it would not give rise to any implications for privacy for any existing neighbouring properties or land.

In summary, it is considered that the change of use would not give rise to any negative impacts on residential amenity for existing or future residents, or any negative impacts on adjoining land, and would accord with the aims of Policy D2.

## **6.4 Environmental issues**

Impact arising from traffic noise may sometimes have a negative impact on the quality of life for residents, but as the building is set back a substantial distance from Edgerton Road traffic noise is not considered to be a major concern in this instance.

## **6.5 Ecology**

The site is in the bat alert layer (meaning, an area in which bats have been sighted and in which they may forage and roost if the conditions are suitable). As the proposal is for change of use to a building that is already in a form of 'residential' use, it would seem very unlikely that it would have any impact on bats even if the building has bat roost potential. Please note however that it is an offence for anyone intentionally to kill, injure or handle a bat, or disturb a roosting bat.

## **7. Validation requirements**

The information you need to provide with your application is detailed on the Validation checklist which can be viewed under the heading '[Guidance and advice notes](#)' on the Kirklees Planning and development website.

## **8. Planning application fee**

You can use the following link to calculate how much the planning fee would be for your proposal. <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.

At the present time the fee would be £385. The application form you require would be an Application for Planning Permission.

The application forms and how to apply for planning permission is explained on the [Planning Portal](#).

I hope you find this information helpful.

### **Disclaimer**

Any views or opinions expressed are in good faith, without prejudice to the formal consideration of any planning application, which will be subject to public consultation (which will include the relevant Town or Parish Council) and ultimately be decided by the Council.

It should be noted that subsequent alterations to legislation or local, regional and national policies might affect the advice given. You should be aware of the Council's emerging Local Plan which was submitted for public examination in April 2017. The weight given to policies within the local plan will be afforded considerable weight although the adopted development plan remains with UDP.

Caution should be exercised in respect of pre-application advice which is not submitted within a short time of the Council's advice letter.



Simon Taylor  
Head of Development Management.