Planning
Investment and Regeneration Service
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

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Date: 04-Dec-2017
Our Ref: 2017/93186

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
NOTIFICATION OF PROPOSED CHANGE OF USE
APPLICATION NUMBER: 2017/93186
AT: Crown House, Southgate, Huddersfield, HD1 1DE

I refer to your submission of details relative to the proposed change of use as described below which was received by the Local Planning Authority on 10-Oct-2017.

Prior approval from change of use from office (B1) to dwellinghouses (C3)

The proposal as submitted is acceptable and, subject to all works being carried out in accordance with the description contained in the notification, prior approval is hereby granted.

Development must begin within a period of 3 years starting from the date of this letter (the prior approval date).

Notes to Developer

1. The hereby approved development shall not be occupied until design details for the provision of 20 secure and sheltered cycle parking spaces have submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be provided before occupation of the development and thereafter retained free of obstructions and available for cycle parking.
Reason: In the interests of encouraging sustainable transport options, due to limited vehicular parking provision at the site and to accord with Policy T17 of the Kirklees Unitary Development Plan, Policy PLP20 and 22 of the Preliminary Draft Local Plan and Policies set out in the National Planning Policy Framework.

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2. The hereby approved development shall not be occupied until full design details of storage and access for collection of wastes from the premises (including details of any screening/shelter if necessary) has been submitted to and approved in writing by the Local Planning Authority. The works comprising the approved details shall be provided before occupation of the development and shall be so retained thereafter free of obstructions and available for storage thereafter.
Reason: In the interests of amenity and highway safety and to accord with Policies BE1 and T10 of the Kirklees Unitary Development Plan and Policies set out in the National Planning Policy Framework.

3. Before works commence on the installation of new glazing for the hereby approved development or prior to occupation whichever is the earlier, a report specifying the measures to be taken to protect the development from noise from 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 gardens (daytime), bedrooms (night-time) and other habitable rooms of the development 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 the interests of the amenity of the future occupiers of development hereby approved and to accord with the requirements of policies EP4 and EP6 of the Kirklees Unitary Development Plan, Policy PLP52 of the Preliminary Draft Local Plan and Policies set out in the National Planning Policy Framework.

4. Prior to occupation of the development hereby approved, no.2 vehicle recharging points shall be installed in the car park of the hereby approved development. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. Thereafter the electric vehicle recharging points shall be retained.
Reason: In the interests of encouraging low emission vehicles, and to accord with Policy PLP20 of the Preliminary Draft Local Plan and Policies set out in the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	15/9/2017
Existing and Proposed Lower Ground Floor Plan	R1056-039	-	15/9/2017
Existing and Proposed Ground Floor Plan	R1056-040	-	15/9/2017
Existing and Proposed First Floor Plan	R1056-041	-	15/9/2017
Second to Ninth Existing and	R1056-042	-	15/9/2017

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Plan Type	Reference	Version	Date Received
Proposed Floor Plan			
Transport Assessment	P1254	-	15/9/2017
Supporting Statement	SHF.1474.001	-	15/9/2017

Development within a Coal Mining Area

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:
https**://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries**

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com **or a similar service provider.**

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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This allowance does not extend to any external alterations to the premises for which a separate application for planning permission may be required.

Any internal or external alterations to the building may also require listed building consent and / or approval under the Building Regulations.

Customer Feedback

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully



Simon Taylor
Head of Strategic Investment