

APPLICATION NO.	
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RECEIPT NO.	FEE RECEIVED
CARD	OTHER
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY (PLUS THE ORIGINAL)

PLANNING - PO Box B93, Civic Centre 3, Huddersfield, HD1 2JR **Tel:** 01484 414746 **E-mail :** dc.admin@kirklees.gov.uk

Application for Planning Permission and Listed Building Consent
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	92
Suffix	
Property name	
Address line 1	New North Road
Address line 2	Edgerton
Address line 3	
Town/city	Huddersfield
Postcode	HD1 5QP
Description of site location must be completed if postcode is not known:	
Easting (x)	413648
Northing (y)	417381
Description	

2. Applicant Details

Title	R & N Investments Ltd
First name	
Surname	
Company name	Bank Chambers
Address line 1	Market Street
Address line 2	
Address line 3	
Town/city	Huddersfield

2. Applicant Details

Country	
Postcode	HD1 2EW
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	Mrs
First name	Claire
Surname	Parker-Hugill
Company name	L'Arche Developments(Yorkshire) Ltd
Address line 1	The Studio
Address line 2	3 The Old Brickworks
Address line 3	Thurstonland
Town/city	Huddersfield
Country	England
Postcode	HD4 6UY
Primary number	01484661368
Secondary number	07787226469
Fax number	
Email	claire@larchedevelopments.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).	780.48
Unit	sq.metres

5. Description of the Proposal

Please describe the proposed development including any change of use

The Existing property currently has a residential usage throughout the four floors, consisting of 1 bedroom flats. The lower ground floor is a self contained 2 bedroom flat. It is proposed that the three 1 bedroom flats to the top two floors will remain as residential as theses already have tenants occupying them and a new rear access be created to serve access to these flats only. The ground floor and lower ground floor which are empty will be converted to commercial premises providing offices and administration support space. The main entrance to the ground floor will be off of the visitor parking to the front of the property, the lower ground floor existing entrance will be retained.

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Residential Flats

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used in the build? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	natural stone
Description of proposed materials and finishes:	natural stone

Windows	
Description of existing materials and finishes (optional):	hardwood painted windows
Description of proposed materials and finishes:	hardwood painted windows with spacia glass thin profile double glazing.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

00-01 00-02

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

9. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	9	16	7

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☒ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species (see guidance note):
☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features (see guidance note):
☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance (see guidance note):
☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

00-01
00-02
The existing system will be retained and new bathrooms connected into the system.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

refuse store is located to the rear of the property as indicated.

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

Room provided for a recycling bin.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ☐ Yes ☒ No

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No

Please select the proposed housing categories that are relevant to your proposal.

- ☐ Market
- ☐ Social
- ☐ Intermediate
- ☐ Key Worker

Please select the existing housing categories that are relevant to your proposal.

- ☒ Market
- ☐ Social
- ☐ Intermediate
- ☐ Key Worker

Add 'Market' residential units

Market: Existing Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	5	1	0	0	0	6
Total	5	1	0	0	0	6

16. Residential/Dwelling Units

Total proposed residential units3

Total existing residential units6

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (a) - Office (other than A2)	244	0	244	244
Total	244	0	244	244

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff?

☒ Yes☐ No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	8		

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes☐ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
B1 (a) - Office (other than A2)	Start Time: End Time:	Start Time: End Time:	Start Time: End Time:	X

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Office Use.

Is the proposal for a waste management development?

☐ Yes☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

22. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

A signboard installed adjacent to the building on the South East boundary.

Please select the sign types you wish to propose

- ☐ Fascia sign
☐ Hanging sign
☐ Hoarding sign
☒ Other sign

Other Sign

Other sign: 1	
What is the height from the ground to the base of the advertisement?	1.3 metre(s)
What is the maximum projection of the advertisement from face of building?	0 metre(s)
Dimension:	Height: 1.8 x Width: 1.8 x Depth: 0.75 metre(s)
What materials will the sign be made of? Timber post supports	
What is the maximum height of any of the individual letters and symbols?	30 cm
The colour of text and background white background	
Will the sign be illuminated?	No
Will the sign be illuminated internally or externally?	
Illuminance levels	0 cd/m2
Will the illumination be static or intermittent?	

If you have selected Other, please describe

The signboard will be mounted on a timber support to the south east boundary so it is visible from New North Road.

23. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

☐ Yes ☒ No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

☐ Yes ☐ No ☒ Not Applicable

Will the proposed advertisement(s) project over a footpath or other public highway?

☐ Yes ☒ No

24. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From

09/07/2018

To

03/07/2023

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

26. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

27. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

28. Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed? ☒ Yes ☐ No

29. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	Mrs
First name	Claire
Surname	Parker-Hugill
Declaration date (DD/MM/YYYY)	06/07/2018

☒ Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)