

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 for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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	15
Suffix	
Property name	Field House
Address line 1	Wellington Road
Address line 2	
Address line 3	
Town/city	Dewsbury
Postcode	WF13 1BQ

Description of site location must be completed if postcode is not known:

Easting (x)	424414
Northing (y)	421759

Description

2. Applicant Details

Title	Mr
First name	Peter
Surname	Mason
Company name	Mood Developments
Address line 1	41
Address line 2	York Place
Address line 3	
Town/city	Leeds

2. Applicant Details

Country	
Postcode	LS1 2ED
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Mr
First name	John
Surname	Orrell
Company name	DLA Architecture Limited
Address line 1	No 55 St Pauls Street
Address line 2	
Address line 3	
Town/city	Leeds
Country	
Postcode	LS1 2TE
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The refurbishment and extension of a listed building to create basement and part ground floor A3 use with a residential reception, ancillary use area and two residential units at ground floor and a further twenty one residential units on the upper floor levels, including a new roof structure.

Has the development or work already been started without consent? ☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

☒ Yes ☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes ☒ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

If the answer to c) is Yes

What is the total volume of the listed building? 12470

Cubic metres

What is the volume of the part to be demolished?

490

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

6

Year

1870

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Large Italianate commercial building curving round a corner site. Late C19. Ashlar with rusticated quoins and ground floor with some vermiculation. 4 storeys with sill bands and deep bracketed eaves cornice and blocking course. 14 bays divided by quoins, into 4, 1, 2 and 3 bays with a 4-bay return into Bond Street to the left. The single bay has the entrance in a broad concave surround. Ground floor windows are round-arched with voussoirs and vermiculated keystones. 1st floor windows all have architrave, pulvinated frieze and triangular pediment. The pediments to centre are supported on consoles. 2nd floor windows are square headed with frieze and small cornice. 3rd floor windows have cambered head and small cornice, and architrave with chambranles.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

These proposals offer the investment opportunity to revitalise and bring back into sustainable use a currently neglected listed building, as a catalyst to encourage the further regeneration of the town centre.

The proposed uses will create new vibrant, active frontages at ground floor level, spilling out onto the public realm, and provide new dwellings above to promote the living town concept and encourage heritage house ownership.

7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No

8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

☒ Yes ☐ No

8. Listed Building Alterations

- b) works to the exterior of the building? ☒ Yes ☐ No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

2018-100-0240_rev-EXISTING ELEVATIONS

2018-100-0241_rev-PROPOSED DEMOLITION

2018-100-0242_rev-PROPOSED ELEVATIONS

2018-100-0230_rev-EXISTING SECTIONS

2018-100-0201_rev-EXISTING BASEMENT

2018-100-0202_rev-EXISTING GROUND FLOOR

2018-100-0203_rev-EXISTING FIRST FLOOR PLAN

2018-100-0204_rev-EXISTING SECOND FLOOR PLAN

2018-100-0205_rev-EXISTING THIRD FLOOR PLAN

2018-100-0207_rev-EXISTING ROOF PLAN

2018-100-0211_rev-DEMOLITION BASEMENT

2018-100-0212_rev-DEMOLITION GROUND FLOOR PLAN

2018-100-0213_rev-DEMOLITION FIRST FLOOR PLAN

2018-100-0214_rev-DEMOLITION SECOND FLOOR PLAN

2018-100-0215_rev-DEMOLITION THIRD FLOOR PLAN

2018-100-0217_rev-DEMOLITION ROOF PLAN

2018-100-0221_rev-PROPOSED BASEMENT FLOOR

2018-100-0222_rev-PROPOSED GROUND FLOOR

2018-100-0223_rev-PROPOSED FIRST FLOOR

2018-100-0224_rev-PROPOSED SECOND FLOOR

2018-100-0225_rev-PROPOSED THIRD FLOOR

2018-100-0226_rev-PROPOSED FOURTH FLOOR

2018-100-0227_rev-PROPOSED ROOF PLAN

2018-100-0101_rev-SITE LOCATION PLAN

2018-100-0102_rev-PROPOSED SITE PLAN

2018-100-0110_rev-AREA SCHEDULE

9. Materials

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

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown, clicking 'Add' and filling in all the fields in the popup box.

To correct existing entries, use the 'Edit' link to open the popup box and ensure that all fields are completed.

Roof covering	
Please provide a description of existing materials and finishes:	Slate roof
Please provide a description of proposed materials and finishes:	Standing seam mansard roof structure with roof lights. Type and colour to be agreed.

Windows	
Please provide a description of existing materials and finishes:	Existing timber sash single glazed
Please provide a description of proposed materials and finishes:	Part structural glazing at ground floor. Upper levels to be determined following a building condition survey - subject to planning condition.

Are you supplying additional information on submitted plan(s)/design and access statement: ☒ Yes ☐ No

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

Field House Design and Access Statement August 2019

9. Materials

2018-100-0240_rev-EXISTING ELEVATIONS
2018-100-0241_rev-PROPOSED DEMOLITION
2018-100-0242_rev-PROPOSED ELEVATIONS
2018-100-0230_rev-EXISTING SECTIONS
2018-100-0201_rev-EXISTING BASEMENT
2018-100-0202_rev-EXISTING GROUND FLOOR
2018-100-0203_rev-EXISTING FIRST FLOOR PLAN
2018-100-0204_rev-EXISTING SECOND FLOOR PLAN
2018-100-0205_rev-EXISTING THIRD FLOOR PLAN
2018-100-0207_rev-EXISTING ROOF PLAN
2018-100-0211_rev-DEMOLITION BASEMENT
2018-100-0212_rev-DEMOLITION GROUND FLOOR PLAN
2018-100-0213_rev-DEMOLITION FIRST FLOOR PLAN
2018-100-0214_rev-DEMOLITION SECOND FLOOR PLAN
2018-100-0215_rev-DEMOLITION THIRD FLOOR PLAN
2018-100-0217_rev-DEMOLITION ROOF PLAN
2018-100-0221_rev-PROPOSED BASEMENT FLOOR
2018-100-0222_rev-PROPOSED GROUND FLOOR
2018-100-0223_rev-PROPOSED FIRST FLOOR
2018-100-0224_rev-PROPOSED SECOND FLOOR
2018-100-0225_rev-PROPOSED THIRD FLOOR
2018-100-0226_rev-PROPOSED FOURTH FLOOR
2018-100-0227_rev-PROPOSED ROOF PLAN
2018-100-0101_rev-SITE LOCATION PLAN
2018-100-0102_rev-PROPOSED SITE PLAN
2018-100-0110_rev-AREA SCHEDULE

10. Site Area

What is the measurement of the site area?
(numeric characters only).

650

Unit

sq.metres

11. Existing Use

Please describe the current use of the site

The building is vacant.

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

Offices

When did this use end
(if known)?
DD/MM/YYYY

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

12. 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

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

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

13. Vehicle Parking

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

14. 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.

2018-100-0102

15. 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

16. 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'.

17. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

- a) Protected and priority species:
- ☐ 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:
- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No
- c) Features of geological conservation importance:
- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

18. Waste Storage and Collection

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

If Yes, please provide details:

2018-100-222 PROPOSED GROUND FLOOR PLAN
Secure bin store area.

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

If Yes, please provide details:

2018-100-222 PROPOSED GROUND FLOOR PLAN
Secure bin store area.

19. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	10	12	1	0	0	23
Total	10	12	1	0	0	23

19. Residential/Dwelling Units

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

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

Total proposed residential units

23

Total existing residential units

0

20. 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)
A3 - Restaurants and cafes	729	729	729	0
Total	729	729	729	0

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

21. 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	5	5	5

22. 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
A3 - Restaurants and cafes	Start Time: 08:00 End Time: 00:00	Start Time: 08:00 End Time: 00:00	Start Time: 08:00 End Time: 00:00	

23. 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:

23. Industrial or Commercial Processes and Machinery

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

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

26. 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?

- ☒ The agent
☐ The applicant
☐ Other person

27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

28. Authority Employee/Member

With respect to the Authority, is the applicant and/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

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

29. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

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	Mr
First name	John
Surname	Orrell
Declaration date	28/08/2019

☒ 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)	28/08/2019
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