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Date: 15-Oct-2021
Our Ref: 2019/93309

Dear Sir/Madam

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of conditions 4 (Ventilation) and 7 (Parking Management) of previous
application 2018/94181 for alterations to convert hotel (C1) to 10 student studios
(within a Conservation Area)
31-37, Beast Market & 1, Southgate, Huddersfield, HD1 1QF
Application Number: 2019/93309**

I write with reference to your application to discharge the conditions for the above
development as submitted on 08-Oct-2019.

Condition 4 (Ventilation)

The applicant has submitted the following documentation in relation to the discharge of this
planning condition:

- First Floor Plan – as proposed, prepared by Farrar Bamforth Associates Ltd
- Second Floor Plan – as proposed, prepared by Farrar Bamforth Associates Ltd
- Lo-Carbon SELV Tempra: Through the Wall Heat Recovery Fan: Installation and
Wiring Instructions

These details are considered insufficient to secure an appropriate ventilation scheme for
habitable rooms in the development to address air quality and noise mitigation issues.
Therefore, the condition cannot be discharged.

Condition 7 (Parking Management)



The applicant has submitted the following documentation in relation to the discharge of this planning condition:

- Car Park Management Plan, prepared by D5 Planning (Reference: 7919, Date August 2019)

These details are considered insufficient to secure the necessary car parking management measures to ensure that the building's occupants and visitors do not affect parking elsewhere and impact on highway safety. Therefore, the condition cannot be discharged.

Environmental Health comments were relayed to the agent on 22nd November 2019 and Highways Development Management comments were relayed to the agent on 11th December 2019. The agent agreed to an extension of time (unspecified). Requests were made for further information to address consultee comments on 23rd June, 28th July and 10th September 2021, however acceptable submissions were not received.

Yours faithfully

C. Carroll

Christopher Carroll
Senior Planning Officer