

Jenifer Booth
Kirklees Council – Planning
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Civic Centre III
Market Street
Huddersfield
HD1 2JR

Dear Sirs,

**RE: Application for Lawful Development Certificate of Proposed use or development
2020/cld/90720/E – LOCATION: WESTFIELD RESIDENTIAL HOME 340 Whitehall Road Wyke
BD12 9DP**

I write in relation to the above planning application and suggest that further information is required which should be provided by the applicant in relation to the requested Lawful Development Certificate of Proposed Use or Development:

1. Long term residents in the local area have no recollection of the property ever having been run as a children's home. They have only ever known it operate as a nursing home for the elderly and the building being empty for a considerable number of years. The applicants should be required to provide details, including dates and specific usage classification of previous uses or use of this building in order to justify their request for the La" as a children's home would be within the same use class.
2. The use classification noted on the application is 'C2 Residential Institution'. The applicants should be required to provide full details of the proposed use to clarify whether this proposed use of the property is indeed a Class C2 use or whether it falls under C2A Secure Residential Institution use due to the intended nature of the proposed use being for the care of children aged 16-18. Furthermore, evidence should be submitted to prove that the intended use does not fall under C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes.
3. Additional evidence should be submitted to support a C2 use such as the number of residents involved and how the operation is to be conducted, for example whether or not staff are employed and if shift patterns are in operation or whether staff are permanently resident. If the number of residents is not more than six and the staff live in full time, then this is consistent with a C3 use rather than a C2 use. These additional details of how the operation will be run and structured will enable planning to determine whether this application and its intended use is compliant with a C2, C3 or even a C4 (HMO) classification.

Without this additional information, the Council is not in a position to lawfully determine that the previous and proposed uses do fall within the same use class as is claimed by the applicant.

I would be obliged if you would acknowledge safe receipt of this email and advise me of any further information that is submitted by the applicants.

If you have any further queries, then please do not hesitate to contact me.

Yours Faithfully