

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Conservation and Design
Application No.	2021/91635
Proposed Development:	Change of use of ground and first floors from Class E (a) 'display or retail sale of goods' to Class E (b) 'sale of food and drink for consumption on premises' / Sui Generis, 'drinking establishment with expanded food offer' and new external roof extract flues to rear elevation
Location:	The Music Room, St. John's Place, Cleckheaton, BD19 3RQ
OS Map Reference	SE 419180.6192 425306.0667
Applicant/Agent:	Willow Properties (Yorkshire) Ltd
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **12-Jul-2021**.

If you would like to contact the Case Officer: Lyle Robinson for any reason then please do so on: Tel. .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/91635> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **12-Jul-2021** then the application may be decided without the benefit of your views.

Dated: 21-Jun-2021

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
 Conservation and Design**
2021/91635 The Music Room, St. John's Place, Cleckheaton, BD19 3RQ
Change of use of ground and first floors from Class E (a) 'display or retail sale of goods' to Class E (b) 'sale of food and drink for consumption on premises' / Sui Generis, 'drinking establishment with expanded food offer' and new external roof extract flues to rear elevation
**Date Responded:
 18.08.2021**
Responding Officer: NG
Responding Ref:
Context:

The application relates to a change of use and alterations to an early C20th former warehouse building. The building appears to have been part of a former school group developed around the end of the C19th but has been subject to a series of alterations and was most recently in use as a warehouse. The altered brick warehouse building is not listed or in a conservation area and is of limited heritage significance.

Consent has previously been granted for the introduction of extensive areas of new glazing and the rendering of the elevations (Ref: 2020/62/93195/E). Consequently, the original form of the modestly interesting building has further been significantly changed.

The Proposal:

The change of use appears to offer an appropriate use new use for the building with limited additional alterations to those already consented (Ref: 2020/62/93195/E). The resultant additional changes will not result in any further adverse direct impact on the historic fabric or the limited historic interest of the much-altered building.

The proposal will have no detrimental indirect impact on any designated or no-designated heritage assets, including the setting of the nearby early-C19th grade-II listed Warehouse and former textile building, located to the west of the Music Room (partially enclosing St. John's place). The nearby listed building is detached and separated from the site by other commercial buildings of no historic interest. Thus, the proposed works will have no impact on its setting or the character and experience of the listed building

Consequently, the proposal will result in no harm to the components of the historic environment and thereby accord with the requirements of NPPF paragraph 197 and Local Plan Policy LP35. Therefore, there is **no objection** to this proposal.