KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2021/62/91823/W
Site Address:	132, Trinity Street, Huddersfield, HD1 4DT
Description:	Alterations to convert existing basement into two apartments (Listed Building within a Conservation Area)
Recommending Officer:	William Simcock

DECISION - REFUSED

I hereby authorise the refusal of this application for the reasons set out in the committee authorisation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 17th September 2021

Decision Authorisation – Committee Decision

Committee: HUDDERSFIELD SUB

Date of Committee: 16-Sep-2021

Application Number: 2021/91823

Officer Recommendation: REFUSAL

Committee Decision: REFUSE

Reason for Refusal

1. The habitable room windows within the proposed dwellings, especially the bedrooms and the front-facing living room, would, by reason of the relationship between the proposed windows and existing ground levels, experience severely restricted natural light and outlook. The proposed development would therefore fail to provide an adequate level of amenity to future occupants of the dwellings, contrary to the aims of the National Planning Policy Framework paragraphs 125(c) and 130 (f), and Policy LP24(b) of the Kirklees Local Plan.

2. The removal of the existing steps would harm the significance of the Listed Building. Whilst the degree of harm would be less than substantial, it has not been justified by a demonstrable public benefit as required by paragraphs 200 and 202 of the of the National Planning Policy Framework, since it is considered that the creation of two new apartments with severely substandard levels of amenity would not be a public benefit.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form			06-May-2021
Supporting photographs			06-May-2021
Location plan	ZU/01		06-May-2021
Plans and elevations as existing and as proposed	ZU/02	C	06-May-2021
Supporting statement			06-May-2021

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. The applicant was not approached regarding amendments to the application because officers' view was that the planning issues could not be overcome through the submission of amended plans or other details. For the reason set out in the reasons for refusal the development would not improve the environmental conditions of the area.

Report Dated: 17-Sep-2021