Planning and Development Service
Economy and Infrastructure
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

Kirklees COUNCIL

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Tony Allen,
Allen Planning Ltd/Davos Investments Ltd
Salt Lane
Salisbury
SP1 1DU

Date: 27-Jul-2021
Our Ref: 2021/92282

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
NOTIFICATION OF PROPOSED CHANGE OF USE
APPLICATION NUMBER: 2021/92282
AT: Crown House, Southgate, Huddersfield, HD1 1SW

I refer to your submission of details relative to the proposed change of use as described below which was received by the Local Planning Authority on 03-Jun-2021.

Prior approval for change of use from office (Class B1a) to 85 residential units

The proposal is Permitted Development under The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) Schedule 2, Part 3, Class O, with the details submitted for prior notification deemed acceptable, subject to the conditions of Class O and Paragraph W, of the same Order, and the following conditions:

Note: In accordance with O.2(2), Class O, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) development must begin within a period of 3 years starting from the date of this letter (the prior approval date).

1. Prior to the first occupation of the apartments hereby approved, 104 cycle stands shall be installed on the lower ground floor in accordance with Drawing No. jw1024-100 and made available for use by residents. The cycle stands shall be retained as such thereafter. **Reason**: To ensure that future occupants have adequate cycle storage facilities, so as to promote sustainable transport options and in order to mitigate the highway and transport impacts of the development in accordance with the aims of Policies LP20 and LP21 (g) of the Kirklees Local Plan, the Kirklees Highways Design Guide SPD (2019) and Chapter 9 of the National Planning Policy Framework.

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2. Prior to first occupation of the apartments hereby approved, at least 2 no. vehicle recharging points shall be installed in the car park of the hereby approved development. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The electric vehicle charging points so installed shall thereafter be retained.
Reason: In the interest of supporting low emission vehicles and to accord with the guidance contained in Policies LP24 and LP51 of the Kirklees Local Plan and Chapters 9 and 15 of the National Planning Policy Framework.

3. Prior to the first occupation of the apartments hereby approved, the bin storage area shall be provided on the lower ground floor in accordance with Drawing No.jw-1024-100 and made available for use by residents. The bin storage area shall be retained as such thereafter.
Reason: In the interests of highway safety and to accord with Policies LP21 and LP43 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

4. Prior to the first occupation of the apartments hereby approved, full design details of the route for the bins to be manoeuvred to the refuse collection vehicle shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be in accordance with these approved details.
Reason: In the interests of highway safety and to accord with Policies LP21 and LP43 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

NOTE: The applicant should note that Class O does not allow for external works, and therefore any operations development occurring externally on the building in relation to this prior notification will require express planning permission from the Council.
Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan and Proposed Lower Ground Floor Plan	jw1024-100	-	3rd June 2021
Existing Floor Plans	jw1024-108	-	3rd June 2021
Proposed Ground and First Floors	jw1024-101	-	3rd June 2021
Proposed Second and Third Floors	jw1024-102	-	3rd June 2021
Proposed Fourth and Fifth Floors	jw1024-103	-	3rd June 2021
Proposed Sixth and Seventh Floors	jw1024-104	-	3rd June 2021
Proposed Eighth and Ninth Floors	Jw1024-105	-	3rd June 2021
Existing Elevations	jw1024-106	-	3rd June 2021
Proposed Elevations	jw1024-107	-	3rd June 2021
Cover letter by Allen Planning Ltd dated 3rd June 2021	-	-	3rd June 2021
NDSS compliance schedule	-	-	3rd June 2021
Application form	-	-	3rd June 2021

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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 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 application as submitted was considered acceptable.

This allowance does not extend to any external alterations to the premises for which a separate application for planning permission may be required.

Any internal or external alterations to the building may also require listed building consent and / or approval under the Building Regulations.

Customer Feedback

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin
Head of Planning and Development