

August 2021

PLANNING
STATEMENT

REDEVELOPMENT OF BUILDING TO
CREATE 9 APARTMENTS, AT
14 – 18 KING STREET, HUDDERSFIELD,

Ref: 2659

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SECTION 1: INTRODUCTION

- 1.1 This Planning Statement has been prepared to support a planning application for the conversion of the upper two floors of 14 – 18 King Street to create 6 no. apartments and the erection of an additional floor to create 3 additional apartments.
- 1.2 This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding areas.

SECTION 2: LOCATION AND SITE DESCRIPTION

- 2.1 The application relates to 14-18 King Street, Huddersfield. The building occupies a corner plot on the corner of King Street and Victoria Lane within the main pedestrianised shopping area in Huddersfield Town Centre. King Street provides an arterial pedestrian link through the town centre in an east-west direction. Victoria Lane acts as a secondary link leading towards the library, Piazza and town hall, running in a north-south direction.

Photo 1: Application Site



- 2.2 The building is a three-storey building in a prominent location in the town centre. The ground floor of the building comprises two prominent retail units and the site is identified in the Kirklees Local Plan as being within the Primary Shopping Area of Huddersfield, with the frontage facing King Street identified as being Primary Shop Frontage.
- 2.3 The building is situated in Huddersfield Town Centre Conservation Area, and therefore a separate Heritage Impact Assessment accompanies this planning application. The Heritage Impact Assessment provides a more detailed description of the site as well as the building.

SECTION 3: THE PROPOSED DEVELOPMENT

- 3.1 This planning application seeks to convert the existing first and second floors to residential use. The plans also seek the addition of a third floor, as well as considerable external improvement works.
- 3.2 The proposed development will provide 3 apartments per floor, with 2no. one-bedroom apartments and 1no two-bedroom apartments per floor.
- 3.3 The two existing retail units on the ground floor will be retained, as will the basement areas which will continue to be used for storage and staff welfare facilities.
- 3.4 The proposed development includes the refurbishment of the Devonshire Chambers entrance on Victoria Lane and see this retained as the access to the residential units. The stonework is to be cleaned and refurbished to highlight clues of the grand building which once occupied the site. Above the retained doorway, a new glass atrium will be constructed to give a visual contrast with the modern access core rising over the remnants of the former building.
- 3.5 The facing brick will be rendered using high silicone render, ensuring the building will remain fresh with minimal maintenance required.
- 3.6 The proposal also sees the enlargement of the limited windows, with additional windows added. The windows are patterned to fit within the grid of the building. The infill panels have been selected to reflect the natural stone which is the predominant material within the town.
- 3.7 The existing upper floor corner window will be removed and replaced by a new modern window, with an aluminium surround. This corner window treatment will give the building presence when walking up King Street.

- 3.8 The proposed upper floor has been set back to create a visual break, and to avoid the mass being overbearing on the street scene. The proposed upper floor will abut the neighboring building (former M&S now B&M) and will therefore sit within the town's skyline without being a dominant feature within the mostly low-rise buildings.
- 3.9 The residential apartments will be accessed from a separate secure access on Victoria Lane, that is independent of the retail units.

Schedule of residential accommodation

- 3.10 The table below provides a schedule of the proposed residential accommodation.

Floor	1 Bed	2 Bed	Other
Basement	0	0	Storage
Ground	0	0	Retail x 2
First	2	1	
Second	2	1	
New Third	2	1	
Total	6	3	

SECTION 4: PLANNING POLICY CONTEXT

- 4.1 The statutory development plan comprises the Kirklees Local Plan that was adopted by Kirklees Council on 27th February 2019.
- 4.2 The statutory development plan is the starting point in the consideration of planning applications for the development of use of land unless material considerations indicate otherwise (Section 38(6) Planning and Compulsory Purchase Act 2004).

National Planning Policy Framework (NPPF)

- 4.3 The revised NPPF was published in July 2021 and sets out the Government's proposed economic, environmental and planning policies for England.
- 4.4 The NPPF carries forward the Government's commitment to support sustainable economic growth and states that significant weight should be placed on the need to support economic recovery through the planning system and this includes building houses.
- 4.5 More specifically the NPPF identifies a presumption in favour of sustainable development, which as set out in paragraph 11, means for decision-taking

this means approving development proposals that accord with an up-to-date development plan without delay.

- 4.6 The NPPF constitutes guidance for local planning authorities and is a material consideration in determining planning applications.
- 4.7 The following Chapters of the NPPF are relevant to this planning application:
- Chapter 2 – Achieving Sustainable Development
 - Chapter 4 – Decision Making
 - Chapter 5 – Delivering a sufficient supply of homes
 - Chapter 12 – Achieving well-designed places
 - Chapter 16 – Conserving and enhancing the historic environment

Kirklees Local Plan

- 4.8 The site is unallocated in the Local Plan. The following policies have been identified as being relevant to this application:
- LP1 – ‘Presumption in favour of sustainable development’ highlights that when considering development proposals, the council will take a positive approach in favour of sustainable development as contained in the NPPF. The policy goes on to encourage a pro-active relationship between the council and the applicant.
 - LP3 – ‘Location of new development’ explains that development should reflect the Spatial Development Strategy, Policy LP1 (above) and LP2 Place Shaping. It sets out that development should reflect the settlement’s size and function and other characteristics.
 - LP7 – ‘Efficient and effective use of land and buildings’ encourages the efficient use of previously developed land in sustainable locations, as well as gives priority to derelict land that is not of high environmental value. It sets out that developments should achieve a net density of at least 35 dwellings per hectare.
 - LP11 – ‘Housing Mix and affordability’ explains that all proposals should contribute to creating mixed and balanced communities taking regard for the latest housing need evidence. As such all housing proposals must provide a mix of housing suitable for different household types which reflect the changes in household composition in Kirklees.

- LP13 – ‘Town Centre Uses’ sets out that main town centre uses shall be located within defined centres.
- LP14 – ‘Shopping Frontages’ emphasises the importance of maintaining retail uses at ground floor levels in order to retain vitality and viability within the Centre. It explains that retail shall remain the predominant use on each primary shopping frontage.
- LP15 – ‘Residential use in town centres’ sets out the criteria under which residential development within the town centre will be supported. It explains the important role that residential use plays within town centres, creating vibrancy and activity within centres.
- LP20 – ‘Sustainable Travel’ sets out that new development will be located in accordance with the spatial development strategy to ensure the need to travel is reduced and that essential travel needs can be met by forms of sustainable transport other than the private car. It explains that proposals for new developments shall be designed to encourage sustainable modes of travel and will be required to facilitate the needs of the following user hierarchy:
 - a) Pedestrians
 - b) Cyclists
 - c) Public transport
 - d) Private vehicles
- LP21 – ‘Highways and access’ explains that proposals should accommodate sustainable modes of transport and be accessed effectively and safely by all users. It sets out that proposals shall demonstrate adequate information and mitigation measures to avoid a detrimental impact on highway safety and the local highway network. Proposals shall also consider any impacts on the Strategic Road Network.
- LP24 – ‘Design’ sets out that proposals should promote good design by ensuring:
 - a) the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
 - b) they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;
 - c) extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and

minimise impact on residential amenity of future and neighbouring occupiers;

- d) high levels of sustainability
 - e) the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
 - f) the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;
 - g) any new open space is accessible, safe, overlooked and strategically located within the site and well-integrated into wider green infrastructure networks;
 - h) development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;
 - i) the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and
 - j) the provision of public art where appropriate.
- LP35 'Historic Environment' sets out that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.

SECTION 5: PLANNING POLICY ASSESSMENT

5.1 This section considers the proposed development against planning policy requirements.

Principle of Development

5.2 Local Plan Policy LP15 encourages residential uses in town centres. The Local Plan explains that residential uses play an important role in creating vibrancy and activity within centres especially outside of the core operating times of many main town centre uses. They can increase footfall rates throughout the day and into the evening.

5.3 The Local Plan sets out the positive effects of residential uses in town centres and explains how residential uses within town centres has been promoted by changes in permitted development rights which allow conversion of office space to residential units.

5.4 The Local Plan then sets out that the provision of residential accommodation in town centres is supported provided it does not lead to an adverse impact on the operation of the town's retail core or would reduce

space for other main town centre uses if outside of the primary shopping area.

- 5.5 The proposed development retains the retail uses on the ground floor and retains their active frontages and therefore the proposed development will not lead to an adverse impact on the operation of the town's retail core.

Conservation Area

- 5.6 The site is within the Huddersfield Town Centre Conservation Area. A detailed Heritage Statement accompanies this planning application that sets out in detail how the proposed development responds to the constraints and opportunities provided by the Conservation Area.

Residential Amenity

- 5.7 All of the proposed apartments comply with the Government's Nationally-Described Space Standards, and all apartments will have good access to natural light.

Flood risk and drainage

- 5.8 The site is located within flood zone 1 and as such there is a low risk of main river flooding. Surface water flood risk maps also reveal no areas of concerns and there are no reports of flooding in the immediate vicinity of the development.

Building a strong competitive economy

- 5.9 The NPPF indicates that "*significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development*" (paragraph 80). The proposed development will bring direct and indirect benefits to the local economy through construction employment and tax revenue and support local community facilities. As such it is wholly consistent with the NPPF guidance in promoting sustainable economic growth.
- 5.10 The development will provide economic sustainability benefits to the area through increased use of shops, services and facilities and will provide a domino effect through provision of local jobs in the area. The increase of residents will have an impact on existing services and businesses within the local and wider area including increased demand for local services and increased expenditure within the local area. This will assist in building confidence for existing businesses within the area and attract new firms to move into the area,

- 5.11 The application proposals will generate a range of direct employment opportunities including construction jobs, jobs associated with the ongoing maintenance of the site and indirect jobs such as estate agents and solicitors. The proposals will therefore contribute to the local economy.

Promoting Sustainable Transport

- 5.12 The NPPF indicates that all development which will generate significant amounts of movement should take into consideration opportunities for promoting sustainable transport modes, make provision for safe and suitable site access and consider improvements to the transport network. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety or the residual cumulative impacts on the road network would be severe (paragraph 108).
- 5.13 The site is within a sustainable location with easily accessible public transport with both Huddersfield bus station and railway station being within walking distance of the site.

Achieving well-designed places

- 5.14 The scheme submitted as part of the planning submission demonstrates how development could successfully be accommodated on the site.
- 5.15 The scheme demonstrates that the development complies with the NPPF Policies, and Policy LP 24 of the emerging Local Plan.
- 5.16 The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps makes development acceptable to communities (paragraph 124). Paragraph 127 indicates that developments should, amongst other things:
- Function well and add to the overall quality of the area.
 - Be visually attractive as a result of good architecture and appropriate landscaping.
 - Be sympathetic to local character and history, including the surrounding built environment and landscape setting.
 - Establish a strong sense of place;
 - Optimise the potential of the site to accommodate and sustain an appropriate mix of development (including green and other public space) and support local facilities and transport networks;
 - Create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing and future users.

- 5.17 The development will seek to provide a high-quality residential development with a clear character reflecting the site's location and inspired by its setting and attributes.
- 5.18 It is considered that the proposals respond positively to the site's landscape context and relationship to the existing urban form.

SECTION 6: CONCLUSION

- 6.1 The National Planning Policy Framework identifies a clear presumption in favour of sustainable development and requires that Local Planning Authorities should, where relevant grant planning permissions unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 6.2 The proposed development is wholly consistent with the presumption in favour of sustainable development set out in the National Planning Policy Framework and it positively addresses each of the Core Planning Principles.
- 6.3 Technical reports accompanying the application are comprehensive in their coverage and where necessary provide appropriate and deliverable mitigation measures. The proposed development will not give rise to any adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal.
- 6.4 The proposals are supported by the Government's commitment to ensuring the planning system does everything it can to support growth. The proposals provide a housing offer fit for the 21st century in the right place and will contribute to the Government's desire for economic competitiveness, which subsequently facilitates a mobile workforce and dynamic economy.