About the application

Application number: 2021/94748	
What is the application for?:	Conversion and change of use of first and second floor of takeaway to two dwelli
Address of the site or building:	Malaikas Grill Bar, 11, Cross Church Street, Huddersfield, HD1 2PY
Postcode:	HD1 2PY

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

Dear Miss Chew,

Application Number - 2022/65/90087/W and 2020/94748

I am writing to formally object to the planning applications submitted on the 27th December 2021 and 11th January 2022.

Having reviewed the planning application, the supporting document and having detailed knowledge of the local area, I must say the planning application is entirely inappropriate and raises several important questions.

The premises is currently a ground floor take away with first floor seating area and second floor storage area. The property is a grade 2 listed building which is adjacent to other listed buildings, a restaurant, shisha bar, night clubs and other take away's.

Cross Church Street is a central location for the night life in Huddersfield with significant amounts of noise pollution from businesses and public.

The planning application seeks permission to have a first floor and second floor two bedroom apartments over a take away. The flats are not self-contained, they would be accessed via a single shared staircase. This staircase would also be the fire escape, it is a single staircase which would open into the middle of the flats.

The flats do not have their own access and do not have their own fire escapes.

Reasons for Objection –

Safety – The planning application clearly poses a risk to life and is not complaint with the Fire Safety Acts

• The flats are not entirely self-contained with separate access but have shared access with the take away

with the take away
• A fire in the ground floor take away or first floor flat would quite easily spread to the shared staircase thus blocking access of the residents above
• There are inadequate fire escapes from the flats which lead to a small yard area which is also the fire escape routes for the neighbouring property. In the event of a fire there would be congestion and stampedes.
• No fire safety report has been provided, no fire escape routes have been provided, no information has been provided to show the application is compliant with the Fire Safety Acts

Lack of Need –

• The area is entirely commercial, with bars, clubs, shisha lounges, take aways, off licences
• There is no agreed strategy for residential accommodation in the town centre and until such a strategy is agreed upon this application should be refused

Noise Pollution –

• The property is surrounded by bars, clubs, shisha lounge and take aways. The noise levels are high until early hours of the morning, not only from music but from the general public enjoying the nightlife area.
• The residents of the flat would be subjected to an unhealthy level of noise and poor living standards.
• Given the other businesses and occupants were present first they cannot be expected to lower their noise levels for such a development.
• It is not suitable for residential living accommodation
• No noise assessment has been provided

Air Pollution –

• The are numerous smells from take aways, smoking and clubs which would cause air pollution for the residents of the flats. They would not be able to open their windows due to the noise and air pollution.
• It is not suitable for living accommodation

Waste Disposal and Collection –

• There is no adequate area for waste disposal and storage.

Conservation area –

• The development is in a conservation area and out of character of the local street scene

Listed Building –

• This building has had numerous works done to it without planning or listed building consent. For example the staircase in question is not the original one, it is a replacement, one which does not meet building control requirements.

Access –

• The door to the alleyway which would access the flats is permanently shut, it is not left open as it is a security risk and as such does not allow an adquate use of a fire escape