

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC Town Centres
Application No.	2021/94748
Proposed Development:	Conversion and change of use of first and second floor of takeaway to two dwellings (within a Conservation Area)
Location:	Malaikas Grill Bar, 11, Cross Church Street, Huddersfield, HD1 2PY
OS Map Reference	SE 414579.5485 416683.6742
Applicant/Agent:	Unite Designs
Class:	Other 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 **18-May-2022**.

If you would like to contact the Case Officer: Katie Chew for any reason then please do so on: Tel. 01484 221000 Ext. 70142.

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=2021/94748>

*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 **18-May-2022** then the application may be decided without the benefit of your views.

Dated: 27-Apr-2022

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Town Centres**

2021/94748 Malaikas Grill Bar, 11, Cross Church Street, Huddersfield, HD1 2PY

Conversion and change of use of first and second floor of takeaway to two dwellings (within a Conservation Area)

Date Responded:

Responding Officer:

Responding Ref:

This application is for the change of use of the upper floors of a takeaway to two dwellings at Malaika's Grill Bar, 11 Cross Church Street, Huddersfield, HD1 2PY. The site is located within the Huddersfield Town Centre Conservation Area (CA36) and on a Secondary Shopping Frontage (SSF24 – 1 Cross Church Street to 31 Cross Church Street) within the Huddersfield Primary Shopping Area (PSA1) in Huddersfield Town Centre (TCB1) as designated in the Kirklees Local Plan, which was adopted on 27th February 2019. Advice is being sought on the Huddersfield Blueprint, however, the Local Plan Strategy and Policies should be fully considered and the following response relates to specific Local Plan policies which are of particular relevance to the proposal. Other policies that are not mentioned here may also apply

Kirklees Local Plan

Policy LP14 – Shopping Frontages

Within Principal and Town Centres, Primary Shopping Areas, Primary Shopping Frontages and Secondary Shopping Frontages have been defined to ensure a strong retail core to these centres and focus main town centres uses within defined areas. The designations will be used for the following purpose:

- **Primary Shopping Area** - the retail core individually defined for each town centre. For District Centres this will be the full extent of the defined centre boundary, where retail uses and other main town centre uses are focused. Uses within Primary Shopping Areas will be expected to maintain or provide active ground floor uses. Retail uses within PSAs will be supported.
- **Secondary Frontages** - frontages within and adjacent to the Primary Shopping Area in Principal and Town Centres that are not designated as Primary Shopping Frontages. These frontages are characterised by a mix of retail and other 'main town centre uses'.

Within the Secondary Shopping Frontages as defined on the Town Centre Maps, at street level, proposals for retail and other main town centre uses will be acceptable provided they meet criteria a, taking into account criteria b and c.

Planning Policy have considered the proposal against Policy LP14 and are of the opinion that with the proposed development retaining the current ground floor use and its shopfront, it would not change the composition of uses along the frontage and therefore not harm the vitality and viability of Huddersfield Town Centre.

Policy LP15 – Residential use in town centres

This policy states that proposals for residential uses within the defined town centres will be supported subject to a range of criteria. With the residential development proposed for the upper floors and the existing use being retained on the ground floor, this proposal would fulfil criteria a and c of Policy LP15. With regards to criterion g, Policy LP11 sets a threshold at which affordable housing has to be provided in schemes of 10 dwellings or more or those of 0.4ha and this scheme does not meet the threshold so an affordable housing contribution is not required. Further guidance on criteria b, d-f and h can be provided by Conservation and Design, Environmental Health, Highways DM and Designing Out Crime.

Huddersfield Blueprint

The Huddersfield Blueprint can be considered as a material consideration for this application. This proposal can support Blueprint aspirations to increase Town Centre living by using a vacant upper floor in the Town Centre. Planning Policy are unaware of any potential conflicts between this proposal and the implementation of the Blueprint.