

HG/JC/2666

20th June 2022

Kirklees Council
Development Management
PO Box B93
Huddersfield
HD1 2JR

Dear Sir/Madam

**Demolition of Public House and Erection of Replacement building for
Education Centre and Prayer Room, at The Nelson Inn, 145 Slaithwaite Road,
Thornhill Lees, Dewsbury WF12 9DW**

Please find enclosed a planning application for the demolition of the public house at the Nelson Inn, 145 Slaithwaite Road and the erection of a replacement building for an education centre and prayer room.

Planning permission was granted for the change of use of the public house to an education centre and prayer room in February 2021 (Ref: 2020/92661). Further to that a non-material amendment was approved for the building in October 2021 (Ref: 2021/NMA/93733).

Further to the granting of planning permission, work started to change the internal layout of the building earlier this year.

While working on the internal modifications the contractor noticed major cracks within the walls and there were structural deficiencies with the roof. It was found that the external walls are rubble fill double skinned stone walls with major structural cracks on most elevations. The contractor tried to repair these cracks, but it soon became evident that it wasn't safe to attempt to repair the building and the only option was to demolish the walls and rebuild them.

The original building basement is fully intact and also the single storey extension to the rear is in its original state. The external yard and rear garden remain unchanged.

The works do not include excavation, digging, or re-routing of any services, and there are no new foundations or concreting.

It was also considered prudent to replace the roof at the same time as the other works were taking place.

Whilst the proposed works sought to replace the wall and the roof so they will be the same as the existing structure, our client was approached by the Council explaining that the works require planning permission. As the previously approved change of use of the building had not been implemented, this application includes the change of use of the building as well as the demolition and rebuild of the building.

In planning policy terms, the principle of an education centre and prayer room has already been established with the granting of planning permission Ref: 2020/92661. It was intended that the proposed building would be the same as the existing, however now that planning permission is required there is a minor change to the external appearance of the replacement building in that it is 500mm higher than the previous scheme, as this allows for a more efficient layout of the building.

The building is in a relatively remote location, so the slight increase in height will not have an impact on any nearby properties.

I hope you agree that the information above and the attached plans are sufficient for you to validate and subsequently approve this planning application.

Yours faithfully

Hamish Gledhill BSc (Hons), Dip TP, MRTPI

