



Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Street Record

Address Line 1

Ruth Street

Address Line 2

Newsome

Address Line 3

Kirklees

Town/city

Huddersfield

Postcode

HD4 6JF

Description of site location must be completed if postcode is not known:

Easting (x)

414314

Northing (y)

414755

Description

Newsome Mills, Ruth Street, Newsome, Huddersfield HD4 6JF

Applicant Details

Name/Company

Title

Mr

First name

Sayeed

Surname

Hafejee

Company Name

Connect Housing

Address

Address line 1

21 Bond Street

Address line 2

Address line 3

Town/City

Dewsbury

County

Country

Postcode

WF13 1AX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

M12 6EL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Full planning application for the erection of 78 residential dwellings with associated works and listed building consent application to alter, extend and demolish Grade II listed structures.

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes
 No

b) Demolition of a building within the curtilage of the listed building

- Yes
 No

c) Demolition of a part of the listed building

- Yes
 No

If the answer to c) is Yes

What is the total volume of the listed building?

9011.00	Cubic metres
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What is the volume of the part to be demolished?

2912.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1891

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Remnants of former Mill Office & Weaver Sheds, both significantly damaged by 2016 fire and subsequent weathering/ neglect and are structurally unsafe.
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

<p>See Design & Access Statement Section 11.0 Heritage: Extract below:</p> <p>The Mill Office is noted to be “in a state of extreme disrepair for a considerable period and has been open to the elements” and that the “buildings structural integrity is clearly severely compromised.” The roof is not salvageable and lateral restraint of walls is no longer providing stability. The Mill Office Structural Report notes that “its continued stability in high winds cannot be guaranteed” and concludes that the “controlled demolition of the building is therefore recommended”.</p> <p>It is noted that the Weavers sheds are considered to be “unsafe due to the mill fire in 2016 and subsequent neglect... and that the remaining fabric does pose a significant risk to the general public”. It is intended that this element will be rebuilt in a similar form using existing materials.</p>

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please see Design and Access Statement and Heritage Statement for details.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Hammer dressed sandstone

Proposed materials and finishes:

Brickwork, metallic cladding and reclaimed stone (from demolition)

Type:

Roof covering

Existing materials and finishes:

Slate

Proposed materials and finishes:

Reclaimed slate to Timekeepers lodge, concrete Roof tiles to new construction, and flat roof to portions of Newsome Mill.

Type:

Windows

Existing materials and finishes:

None

Proposed materials and finishes:

Anthracite Grey Window Frames & Glazing

Type:

External doors

Existing materials and finishes:

None

Proposed materials and finishes:

Various door colours as Elevations and Design & Access Statement Section 10 Appearance.

Type:

Ceilings

Existing materials and finishes:

None

Proposed materials and finishes:

Plasterboard

Type:

Vehicle access and hard standing

Existing materials and finishes:

Spoil

Proposed materials and finishes:

See Hard Landscaping drawings.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

See Design and Access Statement and proposed Elevations/ Site Layout/ Landscaping drawings.

Site Area

What is the measurement of the site area? (numeric characters only).

12308.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Vacant Site and remnants of Grade II listed former mill/ sheds/ office(s).

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

See Heritage Statement. Worsted Mill until 1983 and subsequently let out to individual businesses (various) until 2006. Large scale demolition subsequently removed majority of weaving sheds/ ancillary buildings.

When did this use end (if known)?

31/12/2006

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
- No

Are there any new public roads to be provided within the site?

- Yes
- No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
- No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
- No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See Proposed Site Layout Drawing.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

39

Difference in spaces:

39

Vehicle Type:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

19

Difference in spaces:

19

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

42

Difference in spaces:

42

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

See Bright Young Consulting Outline Drainage Strategy

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

See Bin Strategy Site Plan Drawing

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
- No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

Housing Type:

Flats / Maisonettes

1 Bedroom:

32

2 Bedroom:

11

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

43

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

7

3 Bedroom:

7

4+ Bedroom:

5

Unknown Bedroom:

0

Total:

19

Housing Type:

Other

1 Bedroom:

8

2 Bedroom:

0

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

8

Proposed Social, Affordable or Intermediate Rent Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Bedroom Total
	40	18	7	5	0	70

Affordable Home Ownership

Please specify each type of housing and number of units proposed

Housing Type:						
Houses						
1 Bedroom:						
0						
2 Bedroom:						
4						
3 Bedroom:						
4						
4+ Bedroom:						
0						
Unknown Bedroom:						
0						
Total:						
8						

Proposed Affordable Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	4	4	0	0	8

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

Total proposed residential units	78
Total existing residential units	0
Total net gain or loss of residential units	78

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Pre-Application Enquiry - Newsome Mills

Date (must be pre-application submission)

11/01/2023

Details of the pre-application advice received

Extensive consultation - see Design & Access Statement Section 3.0

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

Redacted

Date notice served (DD/MM/YYYY):

26/04/2023

Name of Owner/Agricultural Tenant:

***** REDACTED *****

Redacted

Date notice served (DD/MM/YYYY):

26/04/2023

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Barry

Surname

Murphy

Declaration Date

26/04/2023

Declaration made

Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Barry Murphy

Date

28/04/2023