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 to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA

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

Bay Hall Print Works

Address Line 1

Common Road

Address Line 2

Birkby

Address Line 3

Kirklees

Town/city

Huddersfield

Postcode

HD1 5EU

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

Easting (x)

414083

Northing (y)

417923

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Sharif

Company Name

SPD Group Limited

Address

Address line 1

Bay Hall Print Works Common Road

Address line 2

Birkby

Address line 3

Town/City

Huddersfield

County

Kirklees

Country

Postcode

HD1 5EU

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

07704906935

Secondary number

Fax number

Email address

u.hussain90@hotmail.co.uk

Agent Details

Name/Company

Title

Mr

First name

Umar

Surname

Hussain

Company Name

Address

Address line 1

32

Address line 2

Macaulay Road

Address line 3

Birkby

Town/City

HUDDERSFIELD

County

Country

Postcode

HD2 2US

Contact Details

Primary number

07704906935

Secondary number

Fax number

Email address

u.hussain90@hotmail.co.uk

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Has the building been vacant for a continuous period of at least 3 months immediately prior to the date of this application?

- [x] Yes
- [ ] No

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:
• For periods prior to 1 September 2020
- Shops (Use Class A1);
- Financial and professional services (Use Class A2);
- Food and drink (Use Class A3)
- Business (Use Class B1);
- Medical or health services
- Non-residential institutions (Use Class D1(a));
- Crèche, day nursery or day centre
- Non-residential institutions (Use Class D1(b));
- Indoor and outdoor sports
- Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
• For periods from 1 September 2020
- Commercial, Business and Service (Use Class E)

- [x] Yes
- [ ] No

Does the cumulative floor space of the existing building exceed 1,500 square metres?

- [ ] Yes
- [x] No

Is any land covered by, or within the curtilage of, the building:
• in a site of special scientific interest;
• a listed building or land within its curtilage;
• a scheduled monument or land within its curtilage;
• a safety hazard area;
• a military explosives storage area;
Or, is the building:
• in an area of outstanding natural beauty;
• in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
• in the Broads;
• in a National Park;
• in a World Heritage Site

◯ Yes
⊘ No

The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).
Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

◯ Yes
⊘ No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

⊘ Yes
◯ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

⊘ Yes
◯ No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenacy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

◯ Yes
⊘ No

Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains one or more dwellinghouse, and is:
• 18 metres or more in height (as measured from ground level to the highest part of the roof); and/or
• Contains 7 or more stories

◯ Yes
⊘ No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Formation of 2 flats

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Existing Windows will be used to provide adequate light to all habitable rooms.

What will be the net increase in dwellinghouses?

2

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

Previous use was office and tuition area which had significantly more cars on the road surrounding the area. The flats will drastically reduce the impact on highways and circulation within the area

Please provide details of any contamination risks and how these will be mitigated

No contamination

Please provide details of any flooding risks and how these will be mitigated.

Flood Zone 1 with relatively no risk. Due to no external changes or increase in risk no new measures are required.

A flood risk assessment should accompany the application where the site:
• is in Flood Zones 2 or 3; or
• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
Check if your site location is in Flood Zone 2 or 3 online
Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

no impact

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

No external changes will be made to the property to affect the conservation status of the area.

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.
Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

Not applicable, No waste management or heavy industry near by

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

no loss

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name:
Flat

Number:
1

Suffix:

Address line 1:
Common Road

Address Line 2:

Town/City:
huddersfield

Postcode:
hd1 5eu

House name:
Flat

Number:
2

Suffix:

Address line 1:
Common Road

Address Line 2:

Town/City:

Postcode:
hd1 5eu

House name:
Flat

Number:
5

Suffix:

Address line 1:
Common Road

Address Line 2:

Town/City:

Postcode:
hd1 5eu

House name:
Flat

Number:
6

Suffix:

Address line 1:
Common Road

Address Line 2:

Town/City:

Postcode:
hd1 5eu

House name:
Flat

Number:
5

Suffix:

Address line 1:
Common Road

Address Line 2:

Town/City:

Postcode:
hd1 5eu

House name:
Flat

Number:
4

Suffix:

Address line 1:
Common Road

Address Line 2:

Town/City:

Postcode:
hd1 5eu

House name:
Flat

Number:
3

Suffix:

Address line 1:
Common Road

Address Line 2:

Town/City:

Postcode:
hd1 5eu

Declaration

I / We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses 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 options 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

Umar Hussain

Date

26/06/2023