

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Building Control
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Application No.	2023/93495
Proposed Development:	Erection of hotel (within a Conservation Area)
Location:	Land rear of, Yorkshire House, South Street, Dewsbury, WF13 1JT
OS Map Reference	SE 424478.1268 421638.5427
Applicant/Agent:	Roger Lee Planning Ltd
Class:	Small Major 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 **19-Jul-2024**.

If you would like to contact the Case Officer: Ellie Thornhill for any reason then please do so on: Tel. 01484 221000 .

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=2023/93495>

*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 **19-Jul-2024** then the application may be decided without the benefit of your views.

Dated: 28-Jun-2024

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Building Control**

2023/93495 Land rear of, Yorkshire House, South Street, Dewsbury, WF13 1JT

Erection of hotel (within a Conservation Area)

Date Responded: 28/06/2024

Responding Officer: Simon Hough

Responding Ref: 2024/00907

Please note the following comments: -

- 1) Full Plans Building Regulations Application will be required for the works to a Building Control provider.
- 2) It is noted to the rear of 67&69 Daisy Hill there is a dilapidated building adjacent the proposed site boundary and close to the proposed Hotel building/elevation. We would recommend every effort and or opportunity provided to the building owner to ensure the external envelope of the building is maintained. Once the Hotel is erected any refurbishment/demolition works on this property externally, would be problematic.
- 3) It is also noted to the rear of 65 Daisy Hill and to the North of the proposed site entrance is a building outlined in blue on the OS Map- This is assumed under the same ownership as the development site. On site this appears to be a part refurbished existing shell within the conservation area- would this not benefit from being completed and potentially converted to be part of any Hotel accommodation.
- 4) The floor plans don't suggest a standard hotel layout- where 2No. single beds are provided against a wall to each room with inter-connecting doors to all rooms.

