# KIRKLEES METROPOLITAN COUNCIL
# INVESTMENT & REGENERATION SERVICE

## DEVELOPMENT MANAGEMENT

### Town and Country Planning Act 1990 (as amended) – SECTION 70

### DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

| | |
|---|---|
| Reference No: | **2023/62/93698/E** |
| Site Address: | The Principal, Northgate, Dewsbury, WF13 1DT |
| Description: | Installation of new shop fronts to ground floor retail units and conversion of upper floors to form 6 flats and 2 offices (within a Conservation Area) |
| Recommending Officer: | Nina Sayers |

**DECISION -**

**I hereby authorise the approval/refusal* (delete as appropriate) of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

Sarah Longbottom

***AUTHORISED OFFICER***

**Date: 20 March 2024**

## Officer Report

## Site Description

The Principal, Northgate, Dewsbury, WF13 1DT

The application relates to The Principal, a former public house located on Northgate, Dewsbury. The building is located in a prominent position on the corner of the Kingsway arcade facing onto Northgate.

The site is located within Dewsbury Conservation Area and is opposite a Grade II Listed Building. It is also within Dewsbury Town Centre and forms part of the Primary Shopping area and secondary shop frontage.

## Description of Proposal

The applicant is seeking permission for the installation of new shop fronts to ground floor retail units and the conversion of upper floors to form 6 flats and 2 offices.

The proposed alterations to the ground floor would restore the shop fronts to a traditional design along with the reconfiguration of doorways to create three retail units. The conversion of the upper floors would sub-divide the first and second into three bedrooms and an office on each floor. The external works at first and second floor would be limited to replacement windows and roofing.

## History of negotiations/amendments received

No amendments were sought or provided.

## Relevant Planning History

2021/92360 Conversion of existing public house to three commercial units and two storage units. Conditional full permission.
2001/93483 Erection of public house illuminated signage (within a conservation area). Advert consent granted.
98/92904 Erection of illuminated signs (within a conservation area).
Advertisement consent granted.
98/92044 Conservation area consent for alterations to shopfront. Consent not required.
98/92043 Alterations to shopfront (within a conservation area). Conditional full permission.
98/91893 Change of use from retail/offices to public house and creation of manager's flat and staff accommodation at first floor (within conservation area). Conditional full permission.

## Representations

The application was advertised by neighbour letter, online, and site notice due to being located within a conservation area. Final publicity expired 12th March 2024.

No representation was received.

The above representation will be discussed in section 6 of this report.

**Consultation Responses**

KC Environmental Health – no objection subject to conditions.

KC Highways DM – no objections.

KC Conservation and Design – no objection subject to conditions.

**Policy**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The Kirklees Local Plan (KLP) and the National Planning Policy Framework (NPPF), both require development to be considerate in terms of the character of the host property and the wider street scene.

The site is located within Dewsbury Town Centre within the Kirklees Local Plan.

**Kirklees Local Plan:**

- **LP1** – Achieving sustainable development
- **LP2** – Place shaping
- **LP7** – Efficient and effective use of land and buildings
- **LP14** – Shopping frontages
- **LP15** – Residential use in town centres
- **LP21** – Highways and access
- **LP22** – Parking
- **LP24** – Design
- **LP35** – Historic Environment

**National Policies and Guidance**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving and enhancing the historic environment

**Other Material Considerations:**

- Kirklees Highways Design Guide SPD (2019).
- Kirklees Housebuilders Design Guide SPD (2021).
- Nationally Described Space Standards

**Assessment**

The following matters are considered in the assessment below –

1) Principle of development
1) Impact on visual amenity
2) Impact on residential amenity
3) Impact on highway safety
4) Other matters
5) Representations
6) Conclusion

1 – Principle of development:

The site is located within Dewsbury Town Centre on the Kirklees Local Plan (KLP). National Planning Policy Framework (NPPF) Chapter 7, paragraph 90: *f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.*

Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The proposal is for the conversion of the upper floor units to residential and office use and associated external works.

The application site is located within the primary shopping area and is within a secondary shopping frontage. Policy LP14 states that developments in primary shopping areas will be expected to maintain or provide active ground floor uses. It then goes onto to state that "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:

a. whether the proposal would lead to a dominance of non-retail uses in a particular frontage which would undermine the retail core and function of the Primary Shopping Area;
b. the nature of the proposed use, including the associated level of activity, hours of operation, whether a shop front would be incorporated and whether it would complement neighbouring uses; and
c. in all cases proposals and changes of use shall seek to either retain, enhance or replace to improve shop front design and layout."

Policy LP15 provides guidance for the development of residential uses within defined town centres. Paragraph 9.25 states that 'the principle for the provision of residential accommodation in town centres is supported provided it does not lead to an adverse impact on the operation of the towns retail core or would reduce space for other main town centre uses if outside of the primary shopping area'.

Policy LP15 outlines that proposals for residential uses (including student accommodation) within the defined town centres as set out on the Policies Map will be supported subject to:

a) the protection of primary shopping areas, primary and secondary shopping frontages, and space for other main town centre uses within the defined centre. Residential proposals in these areas shall normally only be permitted on upper floors, and shall not prejudice existing established uses;
a) the protection of the character of the centre, and the local street scene. Proposals should retain and enhance the design and heritage features of buildings;
b) the protection and retention of existing ground floor uses and active frontages both within and outside the primary shopping area,
c) the protection of the amenity of existing residents and future occupiers of the proposed residential use in accordance with amenity and design policies within the plan, and will in particular consider matters such as privacy, noise and air quality;
d) the provision of space for the storage of sustainable modes of transport such as bicycles, where appropriate charging points of electric vehicles, and access to public transport;
e) the provision of space for vehicular parking which is appropriate to the scale of the proposal, particularly where it would otherwise cause highway and pedestrian safety concerns;
f) provision of affordable housing in accordance with policies set out in the Local Plan; and
g) the provision of refuse storage and collection

In terms of Housing Need, the Strategic Housing Market Assessment advised housing need indicates the following:

| *Dewsbury & Mirfield* | Market Housing | Affordable Rent | Affordable Intermediate |
|---|---|---|---|
| 1 and 2 bed | 30-60% | 20-59% | 0-39% |
| 3 bed | 25-45% | 0-19% | 40-59% |
| 4+ bed | 10-30% | 20-39% | 40-59% |

Table 8 Dewsbury & Mirfield dwelling requirement (%) by number of bedrooms for Market Housing, Affordable Rent, and Affordable Intermediate tenure types

As such, a mix of 1 and 2 bed units is considered to be acceptable.

The proposal relates to a street which hosts a variety of residential but predominantly commercial uses. The proposed use would include the redevelopment of the ground floor shop frontage which would be retained as retail use. The external works to the façade of the building would be limited to changed openings in upper levels. Therefore, the proposal is considered to comply with LP14 and sub-paragraphs a), b) and c) of LP15 as well as Chapter 7 of the NPPF.

Officers have some concerns regarding the proximity of the future occupants to commercial units and therefore a full assessment of the impact on residential amenity will be undertaken in section 3 of this report to determine if the proposal complies with sub-paragraph d) of LP15.

There is a bus stop approximately 50m from the property and the application site is within ~300m of Dewsbury Bus Station and ~250m from Dewsbury Train Station. Therefore, there is adequate public transport links to facilitate additional residential use. There is no parking provision at the site however, given the application is located within a defined town centre, and due to the local transport links, this is considered acceptable in this instance. There would be sufficient space in the rear yard for storage of refuse. Therefore, the scheme complies with sub-paragraphs e), f) and h) of LP15.

In terms of design, Policy LP24 of the Kirklees Local Plan is relevant, in conjunction with Chapter 12 of the National Planning Policy Framework. Policy LP24, together with the Housebuilders Design Guide SPD, suggests that proposals should promote good design by ensuring inter alia that the form, scale, layout, and details of all development respects and enhances the character of the townscape, heritage assets and landscape. Furthermore, it requires that proposals protect the amenity of future and neighbouring occupiers and promote highway safety and sustainability.

It is noted that the application site has previously served a public house. Permission was granted in April 2022 for the conversion of existing public house to three commercial units and two storage units (2021/92360). Under this application, the loss of a community facility, in line with LP48 was carefully assessed and considered acceptable for the reasons outline fully in the officer's report. As this principle of converting the pub has already been considered acceptable, no further comment will be made.

In this case, subject to the compliance with sub-paragraph d) of LP15 of the Kirklees Local Plan, the principle of development could be considered acceptable. The proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety. These issues along with other policy considerations will be addressed below.

2 – Impact on visual amenity

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed and beautiful places) whereby 131 provides a principal consideration concerning design which states:
*"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*
Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.
LP24 states that proposals should promote good design by ensuring:
*"a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape…"*
Paragraph 134 of the NPPF sets out that design guides and codes carry weight in decision making. Of note, Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

This application is within Dewsbury Town Centre Conservation Area which is a designated heritage asset. The site is also opposite a Grade II listed building. In terms of the historic environment, Chapter 16 of the NPPF outlines that great weight should be given to the conversation of a designated heritage asset and LP35 states that "Development proposals affecting a designated heritage asset […] should preserve or enhance the significance of the asset*".*

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 needs to be considered which advises that development should preserve and enhance a conservation area and its setting.

Paragraph 200 of the National Planning Policy Framework (NPPF) states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."

Paragraph 201 of the NPPF states "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

As set out at paragraph 205 of the NPPF, "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more

important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance". Paragraph 208 goes on to outline "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

The application site is in a prominent location, on the corner of the Kingsway Arcade. The proposed development would include external works which could impact on the visual appearance of the wider townscape and the conservation area in which the site is located. KC Conservation and Design (C&D) officers were consulted on the proposal, their comments are summarised below.

The properties shop fronts have undergone extensive alterations in the past, including timber cladding and bi-fold doors. This application seeks to restore them to a traditional design in keeping with the age, status, and character of the building, along with the reconfiguration of doorways to create three retail units. Archive images and nearby contemporary examples have been used to inform the design. The restoration of the building and reinstatement of historic shop front designs are considered to enhance the character of the building and conservation area. Security shutters are perforated and set behind the windows to reduce their visual impact, and traditional awnings are proposed to reintroduce a historic feature.

The upper floors retain their historic windows and corner doors, and the application proposes to either refurbish the existing or replace with new like for like timber framed windows and doors with double glazing. The principle of repair or like for like replacement is considered acceptable and should be secured by condition.

KC C&D therefore support the proposed development subject to the following details being secured by condition:

- The colour of the shop fronts, doors and external corner shutter.
- Awning and awning box details.
- Internal and external shutter details.
- Details of the proposed doors including 1:20 elevations and 1:5 sections
- Upper floor windows shall be restored. If replacement is necessary, they shall be like for like replicas of the existing, albeit with double-glazed units. Any obscured glazing should have a plain etched finish and not patterned glass.

It is noted that KC C&D have also requested details of the signage specification. However, this must be dealt with through a separate application for advertisement consent and therefore a condition on this application is not considered necessary.

Having taken the above into account, it is considered that, subject to condition, the proposed works would not cause any significant or substantial

harm to the visual amenity of the street scene or wider street scene or character of the townscape or conservation area. The scheme would therefore comply with Policy LP24 and LP35 of the Kirklees Local Plan and the aims of chapter 12 and 16 of the National Planning Policy Framework.

3 – Impact on residential amenity

Section B and C of LP24 states that alterations to existing buildings should:
*"…maintain appropriate distances between buildings'* and *'…minimise impact on residential amenity of future and neighbouring occupiers."*
Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.
Principle 6 of the Housebuilders Design Guide states: "*Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking*."
As outlined above, LP15 d) of the Kirklees Local Plan requires developments for residential accommodation in a defined town centre to protect the amenity of existing residents and future occupiers.

The proposal would serve 6 one and two-bedroom apartments. This would result in habitable room windows to the front and rear elevation of the property. It is noted that the property is opposite commercial buildings, 23 Northgate and 'The Time Piece' public house. 23 Northgate has openings in the front elevation which faces the proposal. Whilst no.23 is currently vacant, there is extant permission for the conversion of this building into living accommodation at the upper floor levels. There is therefore the potential for overlooking harm to both the future occupiers of no.23 and of the application site as a result of the proposed scheme. The separation distance would be a minimum of 13.7m. Given this is an existing relationship and the scheme would not impact on the residential amenity of any existing occupants, the proposed distance is considered acceptable on balance. It is also noted that the nature of buildings within the Town Centre is characterised by close relationships.

'The Time Piece' also has openings in the first-floor front elevation. These appear to serve as part of the commercial use. The openings are set down from the openings in the first and second floor of the application site and therefore no significant overlooking harm is considered to be caused as a result of the proposal.

The proposed development is within a town centre area so there is potential for noise pollution from multiple commercial premises nearby, which could have a significant impact on the amenity of future occupiers. Therefore, KC Environmental Health have recommended a condition requiring a noise assessment to be submitted. Of particular note is the use of the ground floor retail and the impact this may have on the residential use to the first floor. The applicant is informed that a higher level of sound insulation is required where commercial and residential properties share a party wall/floor/ceiling and the

requirement is for the airborne sound insulation to meet or exceed 55dB DnTw+Ctr and a condition is recommended to ensure compliance.

Principle 16 of the Housebuilders Design Guide SPD states that: *"All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers. Although the government has set out Nationally Described Space Standards, these are not currently adopted in the Kirklees Local Plan."* Principle 17 states that: *"All new houses should have adequate access to private outdoor space that is functional and proportionate to the size of the dwelling and the character and context of the site.".*

The proposed dwellings all comply with the minimum recommendations for internal floor area as set out within the Nationally Described Space Standards and therefore would provide adequate amenity for future occupiers. As such the proposal is considered to comply Principle 16.

It is therefore considered that the proposed development would result in an acceptable level of amenity for neighbouring and future occupiers. This complies with LP24 and LP15 d) of the Kirklees Local Plan, the aims of chapter 12 of the NPPF and Principles 6 and 16 of the Housebuilders Design Guide SPD.

4 – Impact on highway safety

Paragraph 115 of the NPPF states that: *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*
Policy LP21 of the Kirklees Local Plan states that proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users.
There is a bus stop approximately 50m from the property and the application site is within ~300m of Dewsbury Bus Station and ~250m from Dewsbury Train Station. Therefore, there is adequate public transport links to facilitate additional residential use. There is no parking provision at the site however, given the application is located within a defined town centre, and due to the local transport links, this is considered acceptable in this instance.

No details of bin storage or collection points have been provided. Should approval be recommended it would be conditioned that details of bin storage and collection are submitted to, and approved by, the LPA prior to occupation of the property.

Therefore, subject to condition, the proposal scheme is considered to comply with the recommendations in the Highways Design Guide and policies LP21 and LP22 of the Kirklees Local Plan.

5 – Other matters

There are no other matters for consideration.

6 - Representations

No representations were received as a result of site publicity.

7 – Conclusion

This application for the installation of new shop fronts to ground floor retail units and the conversion of upper floors to form 6 flats and 2 offices at The Principal, Northgate has been assessed against relevant policies in the development plan as listed in the policy section of the report, the Housebuilders Design Guide SPD, the National Planning Policy Framework and other material considerations.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the proposed development would constitute sustainable development and is therefore recommended for approval.

**Recommendation** **APPROVE**

**Decision Authorisation - Delegated Powers**
**Application Number**: 2023/93698
**Officer Recommendation**: Approve
**Conditions:**

1. The development hereby permitted shall be begun within three years of the date of this permission.
**Reason**: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
**Reason**: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP7, LP21, LP22 and LP24 of the Kirklees Local Plan, the adopted Housebuilders Design Guide SPD and Chapters 2, 7 and 12 of the National Planning Policy Framework.

3. Before construction work commences, a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development including road traffic and commercial premises shall be submitted to and approved in writing by the Local Planning Authority. The report shall:

a) Determine the existing noise climate
a) Predict the noise climate in living rooms (daytime), bedrooms (night-time) and other habitable rooms of the development
b) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.
**Reason**: To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

4. Before the development is brought into use written evidence to demonstrate that the airborne sound insulation performance of the party floors/walls/ceiling of the development is of a minimum of 55dB DnTw + Ctr shall be submitted to and approved in writing by the Local Planning Authority. If it cannot be demonstrated that the aforementioned airborne sound insulation performance has been achieved, a scheme incorporating further measures to achieve the sound insulation performance shall be submitted to and approved in writing by the Local Planning Authority. All works comprised within those further measures shall be completed and further written evidence to demonstrate that the aforementioned sound insulation performance level

has been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use.
**Reason**: To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

5. Before development commences, details of suitable storage, bin presentation points and access for collection of wastes for the uses hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before the development is brought into use and shall be retained thereafter.
**Reason**: In the interest of highway safety and waste management and to accord with LP24 of the Kirklees Local Plan. This is a pre-commencement condition to ensure that any risk to highway safety is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

6. Before development commences, details of the colour of the hereby approved shop fronts, doors and external corner shutters shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and retained as such.
Reason: In the interests of visual amenity and to preserve the character of the historic environment in accordance with Policy LP24 and LP35 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide SPD and Chapters 12 and 16 of the National Planning Policy Framework. This is a pre-commencement condition as it is likely to impact on the construction methods.

7. Before development commences, details of the hereby approved awning and awning box shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and retained as such.
Reason: In the interests of visual amenity and to preserve the character of the historic environment in accordance with Policy LP24 and LP35 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide SPD and Chapters 12 and 16 of the National Planning Policy Framework. This is a pre-commencement condition as it is likely to impact on the construction methods.

8. Before development commences, details of the hereby approved shutters shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and retained as such.
Reason: In the interests of visual amenity and to preserve the character of the historic environment in accordance with Policy LP24 and LP35 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide SPD and Chapters 12 and 16 of the National Planning Policy Framework. This is a pre-commencement condition as it is likely to impact on the construction methods.

9. Before development commences, details of the hereby approved doors, including 1:20 elevations and 1:5 sections, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and retained as such.
Reason: In the interests of visual amenity and to preserve the character of the historic environment in accordance with Policy LP24 and LP35 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide SPD and Chapters 12 and 16 of the National Planning Policy Framework. This is a pre-commencement condition as it is likely to impact on the construction methods.

10. The upper floor windows shall be restored or, if replacement windows are necessary, they shall be like for like replicas of the existing (with double-glazed units, if appropriate). Any obscured glazing should have a plain etched finish and not patterned glass.
**Reason**: In the interests of visual amenity and to preserve the character of the historic environment in accordance with Policy LP24 and LP35 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide SPD and Chapters 12 and 16 of the National Planning Policy Framework.

**NOTE:** Any external advertisements, including facias and hanging signs, must be assessed and approved under a separate application for advertisement consent.

**NOTE**: All noise assessments should be carried out by a competent person. The applicant may wish to contact the Association of Noise Consultants http://www.association-of-noiseconsultants.co.uk/ (020 8253 4518) or the Institute of Acoustics http://www.ioa.org.uk (0300 999 9675) for a list of members.

**NOTE**: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours Mondays to Fridays.
- 08.00 and 13.00hours, Saturdays.
- With no working Sundays or Public Holidays.

In some cases, different site specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

**Plans and Specifications Table:**

| Plan Type | Reference | Version | Date Received |
|---|---|---|---|
| Location Plan | (PL)001 | | 22/12/2023 |
| Block Plan | (PL)002 | A | 22/12/2023 |

| | | | |
|---|---|---|---|
| Existing Ground Floor | (PL)003 | A | 22/12/2023 |
| Existing 1st Floor | (PL)004 | A | 22/12/2023 |
| Existing Elevations | (PL)006 | A | 22/12/2023 |
| Existing Elevations | (PL)007 | A | 22/12/2023 |
| Existing Elevations | (PL)008 | A | 22/12/2023 |
| Proposed Ground Floor | (PL)017 | A | 22/12/2023 |
| Proposed Ground Floor | (PL)010 | A | 22/12/2023 |
| Proposed 1st Floor | (PL)011 | A | 22/12/2023 |
| Proposed 2nd Floor | (PL)012 | A | 22/12/2023 |
| Proposed Elevations – Sheet 1 | (PL)013 | A | 22/12/2023 |
| Proposed Elevations – Sheet 2 | (PL)014 | A | 22/12/2023 |
| Proposed Elevations – Sheet 3 | (PL)015 | A | 22/12/2023 |
| Proposed Elevations – Sheet 4 | (PL)018 | A | 22/12/2023 |
| Proposed Elevations – Sheet 5 | (PL)019 | A | 22/12/2023 |
| Proposed Sections | (PL)016 | A | 22/12/2023 |
| Climate Change Statement | | | 22/12/2023 |
| Design and Access Statement | December 2023 | | 22/12/2023 |
| Heritage Statement | December 2023 | | 22/12/2023 |

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority has, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. No amended plans were sought or provided.

Report Dated: 20/03/2024