

Our Ref: 23C02

Date: 07.12.2023

Kirklees Council

Planning Services
P. O. BOX B93
Civic Centre 3
Huddersfield
HD1 2JR

Dear Sirs,

Re: Proposed Electrical Sub-Station Extension

At

Cummins Turbo Technologies, St Andrews Road, Huddersfield

We hereby submit plans and elevations showing the Sub-Station as existing and plans and elevations showing the proposed Sub-Station extension and internal alterations, which we believe is allowable as permitted development.

We have also submitted a location & site layout / block plans to show the proposals in relation to the existing site and site boundaries.

We believe that the proposals submitted are within the required criteria for permitted development due to the following reasons;

Schedule 2 – Permitted Development Rights

Part 7 – Class H Extensions

Class H – The erection, extension or alteration of an industrial building or a warehouse.
The proposals comprise of a extension and alterations to an industrial building

Development not permitted

H.1 Development is not permitted by Class H if—

(a) the gross floor space of any new building erected would exceed—

(i) for a building on article 2(3) land or on a site of special scientific interest, 100 square metres;

Is not a site of scientific interest.

(ii) in any other case, would exceed 200 square metres; **Does not exceed 200 square meters**

(b) the gross floor space of the original building would be exceeded by more than—

(i) in respect of an original building or a development on article 2(3) land, 10% or 500 square metres (whichever is lesser); **N/A**

(ii) in respect of an original building or a development on a site of special scientific interest, 25% or 1,000 square metres (whichever is the lesser); **N/A**

(iii)in any other case, 50% or 1,000 square metres (whichever is the lesser); **Does not exceed 1000 square meters**

(c)the height of any part of the new building erected would exceed—

(i)if within 10 metres of a boundary of the curtilage of the premises, 5 metres; **Not within 10m of the boundary**

(ii)in all other cases, the height of the highest building within the curtilage of the premises or 15 metres, whichever is lower; **It's the same height as the existing.**

(d)the height of the building as extended or altered would exceed—

(i)if within 10 metres of a boundary of the curtilage of the premises, 5 metres; **Does not exceed 5m height**

(ii)in all other cases, the height of the building being extended or altered; **Does not exceed existing height**

(e)any part of the development would be within 5 metres of any boundary of the curtilage of the premises; **Not within 5m**

(f)the development would lead to a reduction in the space available for the parking or turning of vehicles; or **No reduction in parking or turning.**

(g)the development would be within the curtilage of a listed building. **Not withing curtilage of a listed building**

Conditions

H.2 Development is permitted by Class H subject to the following conditions—

(a)the development is within the curtilage of an existing industrial building or warehouse; **Its within the curtilage of existing industrial buildings.**

(b)any building as erected, extended or altered is only to be used—

(i)in the case of an industrial building, for the carrying out of an industrial process for the purposes of the undertaking, for research and development of products or processes, or the provision of employee facilities ancillary to the undertaking; **Industrial use for the proposed extension.**

(ii)in the case of a warehouse, for storage or distribution for the purposes of the undertaking or the provision of employee facilities ancillary to the undertaking; **N/A**

(c)no building as erected, extended or altered is used to provide employee facilities—

(i)between 7.00pm and 6.30am, for employees other than those present at the premises of the undertaking for the purpose of their employment; or **Not employee facilities.**

(ii)at all, if a quantity of a dangerous substance is present at the premises of the undertaking in a quantity equal to or exceeding the quantity listed in the entry for that substance in Parts 2 or 3 of Schedule 1 to the Control of Major Accident Hazards Regulations 1999(**1**); **No dangerous substances.**

(d)any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the existing industrial building or warehouse; and **All materials to match existing.**

(e)any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered. **All materials to match existing.**

Interpretation of Class H

H.3 For the purposes of Class H, where 2 or more original buildings are within the same curtilage and are used for the same undertaking, they are to be treated as a single original building in making any measurement.

H.4 For the purposes of Class H—

“dangerous substance” has the meaning given in regulation 2 of the Control of Major Accident Hazards Regulations 1999; **No dangerous substances**

“employee facilities” means social, care or recreational facilities provided for employees of the undertaking, including crèche facilities provided for the children of such employees; and **Not facilities**

“original building” does not include any building erected at any time under Class H. **No original buildings erected under Class H**

In order for the proposals to have veracity from the Local Authority prior to development, we therefore submit an application for a lawful development certificate for the proposals, for determination by Kirklees Council.

Please do not hesitate to contact us should you require any further clarification or information regarding the proposals.

Yours faithfully,

