

**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:	2024/62/91055/E
Site Address:	Heckmondwike Grammar School, High Street, Heckmondwike, WF16 0AH
Description:	Erection of second floor extension to the Powell building, erection of lift and demolition of temporary structure
Recommending Officer:	Edward Cheseldine

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 24-June-24

Error! Filename not specified.

Officer Report

2024/91055 - Heckmondwike Grammar School, High Street, Heckmondwike, WF16 0AH

Site Description

Heckmondwike Grammar School is a large academic institution situated on High Street in Heckmondwike. The original elements of the school are of a traditional appearance, constructed from stone for the external walls with pitched roofs finished in slate. The eastern most elements of the building are of a more contemporary appearance, including areas of cladding and flat roof forms.

Heckmondwike Grammar School is located on High Street though access can also be taken from North Street to the west and Church Street to the south. Vehicle access to the staff and visitor parking which is located to the south of the sports pitches is taken from Grove Road.

The surrounding area is predominately residential in nature however there are a number of commercial properties which are located primarily to the north and western aspects of the site.

Description Proposal

The application seeks planning permission for the erection of a second floor extension. The application was previously approved under application 2021/91659 however the permission has lapsed.

The extension would be located above an existing two storey element which forms part of the eastern most aspect of the school building and was approved under planning application reference 2014/90414.

The extension would have a width of 26m and a maximum of length of 22m, when including the external staircase, to match the dimensions of the two-storey extension below. The extension would have a ground height of 10.5m. The external stairs to the west of the extension would be extended up to the new second floor level.

The extension would be constructed from aluminium cladding and would be designed with a flat roof form finished in a flat single ply membrane to match the materials of the existing extension.

The extension would provide new teaching space which would replace the temporary classrooms which are located within the middle courtyard.

In addition to the new classroom block an external lift shaft will be erected on the western aspect of the block. It will be partially glazed to give it a transparent appearance. The lift shaft will provide access to the existing block and extension.

As part of the proposal, a prefabricated block which is set between schools buildings to the west of the site will be demolished. The area in which it stood will be hard surfaced. The class room block has a temporary appearance.

An air source heat pump would be installed on an existing building on the eastern aspect of the site.

Amendments/Negotiations

None.

Relevant Planning History

2014/90414 – Erection of two storey extension – Full permission granted

2021/91659 - Erection of second floor extension – Full permission granted

Consultation Responses

KC Environmental Health – No objection, subject to conditions

The Coal Authority – No objection

Public Representation

Neighbourhood notification letters were distributed to advertise the application, which expired on the 29-Apr-2024. As a result of the publicity, there were no representations.

Policy & Legislation

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 site is UNALLOCATED on the Kirklees Local Plan Proposals Map.

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Kirklees Local Plan Policies

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 30** – Biodiversity
- **LP 48** – Community Facilities and Services
- **LP 49** – Educational and Health Care Needs
- **LP 52** – Protection and improvement of environmental quality

Kirklees Council has adopted supplementary planning guidance on highway design which carried full weight in the decision-making process. Policy is set out in the Highway Design Guide Supplementary Planning Document (2019).

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 December 2023, and 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 8 – Promoting healthy and safe communities
- Chapter 12 – Achieving well-designed places and beautiful places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Assessment

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

Principle of development:

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. In terms of the altering and replacement of buildings, Policy LP24 of the KLP is relevant, and Chapter 12 of the NPPF, regarding design. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity.

Policy LP48 of the KLP states proposals that 'protect, retain or enhance provision, quality or accessibility of existing community or education facilities' should be supported.

Policy LP49 of the KLP goes further by defining when these facilities should be permitted.

Proposals for new or enhanced education facilities will be permitted where:

- a. they will meet an identified deficiency in provision;
- b. the scale, range, quality and accessibility of education facilities are improved;
- c. they are well related to the catchment they are intended to serve to minimise the need to travel or they can be made accessible by walking, cycling and public transport.

Within the Support Statement that complimented the application, the new building will replace and upgrade the current facilities providing a modern space for pupils and staff. The new classroom block will be accessible through the construction of the proposed lift chamber and extension of the staircases. It is clear from the Officer's site visit that the current prefabricated building is in need of a replacement and is not suitable in providing students with a modern teaching facility. In constructing a new teaching block the fits within the confines of the main building, students will no longer require to exit the main building. The floor plans indicate the classrooms will be of a decent size which is suitable for a modern teaching environment. The plans also include amenities such as a disabled access W/C area.

The proposal therefore accords with Policy LP 49 of the Kirklees Local Plan.

Further to the importance of the unit to the school, its community benefits and the requirements of LP 49, the principle of development should be supported.

Impact on visual amenity

The proposal is for the erection of a second-floor extension which would be located above an existing two storey extension to the grammar school.

The extension, by virtue of its dimensions, design, materials of construction and fenestration would be in keeping with the existing extension on top of which it would be located. By introducing a second storey, the proposal would however increase the scale and prominence of this existing two storey element.

Heckmondwike Grammar School comprises a mixture of buildings, some of which are traditional in appearance, and others which are more contemporary. One of the most visually prominent elements of the building comprises a three storey flat roofed extension which is located within close proximity of the boundary with High Street. On the submitted drawings, the north elevation of the proposed elevations demonstrates that the height of the new extension would not exceed that of the existing three storey element. The new extension would also be set back within the site in relation to this existing extension. When considering these factors, along with the design of other aspects of the school, the proposed extension is considered to harmonise with the buildings immediately surrounding it and officers consider that the extension would not appear incongruous either within the school complex, street scene or wider area.

The grammar school has been extended significantly previously. Whilst the extension would introduce additional classrooms to the school, these would replace the existing temporary classrooms which are located within the middle courtyard, freeing more of the existing outdoor space. When taking this into consideration, along with the second floor nature of the proposal and the fact that student numbers would not be increased, officers consider that the proposal would not amount to an overdevelopment of the site in this instance.

In conclusion, it is considered that the proposed development would be acceptable in terms of its design and the impact on the visual amenity of the host building as well as the character of the immediate surroundings. On this basis, officers are satisfied that the proposal complies with Policy LP24 of the KLP as well as the aims of Chapter 12 of the NPPF.

Residential Amenity

The site is located within a predominantly residential area. This section will assess the relationship between the development and the neighbouring properties.

The closest residential properties to the proposed extension are located approximately 30m to the north east, to the south of High Street with the closest property being 60 High Street. The proposed extension would not project any closer to the property than the existing two storey aspect of the building. It would however introduce an additional storey, and would be located due south west. The extension, due to its positioning due south west, would not have a direct relationship with the side or rear elevation of the dwelling or its rear amenity space. When taking this into consideration, along with the distance retained, it is considered that the extension would not have a significant overbearing impact. Due to the positioning of the extension, there may be some additional overshadowing impact. Though it is considered that the distance retained, along with its location due south west, would reduce this impact to an acceptable level. The indirect relationship between the extension and the dwelling is considered to prevent there from being any overlooking directly towards the property which would be detrimental to the amenity of occupiers.

The properties to the north of High Street are located approximately 50m away from the location of the proposed extension. Whilst a number of these properties appear to benefit from amenity space to the boundary of High Street, a distance of 40m would be retained between the boundaries of the properties. The residential properties to north of High Street, with the closest being no. 79A, are located slightly to the west and as such, would not hold a direct relationship with the proposed extension. The extension would not

project any closer to the properties than the existing two storey extension. Whilst it would occupy an elevated position located due south, when considering the 40m distance retained, it is considered that any additional overbearing or overshadowing impact would not be significant enough to be detrimental to the amenity of the occupiers of the properties. The extension would serve classrooms, with the northern most element comprising an external staircase. The new classrooms would not be any closer to the properties than the existing classrooms at ground at first floor level. Whilst the extension would occupy an elevated position, it is considered that the distance retained, and indirect relationship would be sufficient to prevent any overlooking and loss of privacy which would be detrimental to the occupants.

Whilst the proposal would introduce additional classrooms to the school, these would replace existing temporary classrooms within the middle yard and would not result in an increase in the number of students. It is therefore considered that the extension would not result in a significant increase in noise over and above the existing relationship which would be detrimental to the amenity of the occupiers of the neighbouring residential properties.

For the reasons set out above, the proposed development is considered acceptable with regards to the impact on the amenity of the surrounding residential properties. This is in accordance with Policies LP24 and LP52 of the KLP as well as the aims of Chapter 12 of the NPPF.

Impact on highway safety

Due to the location of the extension at second floor level, it is noted that the existing access and parking arrangements would not be affected by the development. As such, there would be no increase in the number of students at the school. On this basis, the proposal would not result in additional traffic traveling to or from the school, nor would it require additional parking to be provided.

The extensions would therefore have no impact to parking or highway safety to the existing road network, therefore according with Policy LP21 & LP 22 of the Kirklees Local Plan.

Environmental Matter

Noise Pollution

Due to the proposed installation of a heat source pump within the existing compound area. The proposed air source heat pump must meet with the Microgeneration Installation Standard: MCS 020. No information has been

submitted to support this. We also note the proposals for fixed plant machinery.

There is the potential that the fixed plant and air source heat pumps may cause harmful noise pollution within neighbouring noise sensitive locations. For these reasons, it will be conditioned that a noise impact assessment is submitted.

Ecology

Whilst the building is not located in an area which is known to include bat habitats, a cautionary note should be added that if bats are found during the development, then work must cease immediately and the advice of a licensed bat worker sought.

Conclusion

The application for an extension to form a classroom block and other associated alterations at Heckmondwike Grammar School has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework, Kirklees Local Plan and other material considerations. Given the acceptable design and lack of harm the proposed development is considered to be acceptable.

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.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

Approve

Decision Authorisation - Delegated Powers

Application Number - 2024/91055

Officer Recommendation: Approval

Reasons for Approval:

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 to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

3. Before construction work commences a noise assessment report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- a) an assessment of all noise emissions from the proposed development
- b) details of existing background and predicted future noise levels at the boundary of noise sensitive premises
- c) a written scheme of how the occupants of the above-mentioned noise sensitive premises will be protected from noise from the proposed development including details of all necessary noise attenuation

The development shall not be brought into use until all works comprised within the measures specified in the approved report have been carried out in full and such measures shall be thereafter retained.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	HWK01-E3C-04-00G-DR-A-001-A3-P02	P02	15 April 2024
Existing site block plan	HWK01-E3C-05-00G-DR-A-001-A3-P02	P02	15 April 2024
Proposed site block plan	HWK01-E3C-10-00G-DR-A-001-A3-P02	P02	15 April 2024
Existing floor plans - Ground Floor & First Floor Plans Existing/Demolition	HWK01-E3C-13-ZZZ-DR-A-001-A3-P02	P02	15 April 2024
Existing floor plans - Roof Plan as Existing and Demolition	HWK01-E3C-13-06R-DR-A-001-A3-P02	P02	15 April 2024
Existing elevations	HWK01-E3C-13-ELZ-DR-A-001-A3-P02	P02	15 April 2024
Proposed floor plans - Second Floor Plan	HWK01-E3C-20-02L-DR-A-001-A3-P02	P02	15 April 2024
Proposed floor plans - Roof Floor Plan	HWK01-E3C-20-06R-DR-A-001-A3-P02	P02	15 April 2024
Proposed elevations	HWK01-E3C-21-ELZ-DR-A-001-A3-P02	P02	15 April 2024
Design and access statement	HWK01-E3C-XX-ZZZ-DS-A-001-A3-P02	-	15 April 2024
Phase 1 Environmental Desktop Study	2014-90414 General 486810	-	15 April 2024
Site Investigation Report Geo Appraisal	-	-	15 April 2024
Phase 1 Report (from app 2014/90414)	-	-	15 April 2024

Document Register	Issue	HWK01-E3C-00-ZZZ-DI-A-001-A3-P02	-	15 April 2024
Climate Statement	Change	HWK01-E3C-XX-ZZZ-RP-A-002	-	15 April 2024

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 Authority have, 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 amendments were sought.