



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 for Planning Permission

Town and Country Planning Act 1990 (as amended)

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	Hebden Court
Address Line 1	Chesil Bank
Address Line 2	Quarmby
Address Line 3	Kirklees
Town/city	Huddersfield
Postcode	HD3 4ED

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

Easting (x)	Northing (y)
411722	417035
Description	

Applicant Details

Name/Company

Title

Mr

First name

Robert

Surname

Marino

Company Name

Homes and Neighbourhoods

Address

Address line 1

Perseverance House, St Andrew's Rd

Address line 2

Address line 3

Town/City

Huddersfield

County

West Yorkshire

Country

United Kingdom

Postcode

HD1 6RZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

07790364180

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

447803848355

Secondary number

Fax number

Email address

joseph.Luxon-Rooney@ahr.co.uk

Site Area

What is the measurement of the site area? (numeric characters only).

5894.45

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

The proposed works include remodelling the external cladding of the building by replacing the existing with a proposed render system, changing both the colour and the tone. Kirklees council have instructed that the existing external render system with an associated insulation system is to be removed in full, back to the original 1960s brickwork substrate. It is Kirklees council's proposal that this be replaced with an entirely new insulated render system to the latest compliance standards in respect of fire performance and durability. After considering which design / colour options would be most acceptable and appropriate regarding both the residents of Hebden Court and the surrounding area of Quarmby, AHR provided a number of potential design options, exploring colour massing impact and context. These were cross referenced with the render systems that can be manufactured by the nominated supplier – 'Wetherby systems' to assess the most appropriate option. The works will also include the installation of a new external fire suppression sprinkler tank and housing on new concrete slab base being located within the ground of the building.

Has the work or change of use already started?

- ☐ Yes
- ☒ No

Existing Use

Please describe the current use of the site

Buckden Court is a block of residential flats providing accommodation.

Is the site currently vacant?

- ☐ Yes
- ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
- ☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
- ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Walls

Existing materials and finishes:
External insulated Render System

Proposed materials and finishes:
External Coloured Render System: S2005-Y50R - Main Body S5005-Y50R - Rusticated Base S5020-Y10R - Window "Spandrels" S1070-Y-(15)55 - Main Entrance

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

230201-AHR-HEBDEN-SI-DR-A-10-001_P01 - Hebden Court - Location & Site Plan.pdf

230201-AHR-HEBDEN-00-DR-A-20-001_P01 - Hebden Court - Existing Ground Floor - Strip Out Works.pdf

230201-AHR-HEBDEN-00-DR-A-20-011_P01 - Hebden Court - Proposed Builders Works - Ground Floor Plan.pdf

230201-AHR-HEBDEN-01-DR-A-20-002_P01 - Hebden Court - Existing First Floor - Strip Out Works.pdf

230201-AHR-HEBDEN-01-DR-A-20-012_P01 - Hebden Court - Proposed Builders Works - First Floor Plan.pdf

230201-AHR-HEBDEN-02-DR-A-20-003_P01 - Hebden Court - Existing Second Floor - Strip Out Works.pdf

230201-AHR-HEBDEN-02-DR-A-20-013_P01 - Hebden Court - Proposed Builders Works - Second Floor Plan.pdf

230201-AHR-HEBDEN-03-DR-A-20-004_P01 - Hebden Court - Existing Third Floor - Strip Out Works.pdf

230201-AHR-HEBDEN-03-DR-A-20-014_P01 - Hebden Court - Proposed Builders Works - Third Floor Plan.pdf

230201-AHR-HEBDEN-04-DR-A-20-005_P01 - Hebden Court - Existing Fourth Floor - Strip Out Works.pdf

230201-AHR-HEBDEN-04-DR-A-20-015_P01 - Hebden Court - Proposed Builders Works - Fourth Floor Plan.pdf

230201-AHR-HEBDEN-05-DR-A-20-006_P01 - Hebden Court - Existing Fifth Floor - Strip Out Works.pdf

230201-AHR-HEBDEN-05-DR-A-20-016_P01 - Hebden Court - Proposed Builders Works - Fifth Floor Plan.pdf

230201-AHR-HEBDEN-06-DR-A-27-001_P01 - Hebden Court - Existing Roof Plan.pdf

230201-AHR-HEBDEN-SI-DR-A-90-001_P01 - Hebden Court - Site Compound_Water Tank Location.pdf

230201-AHR-HEBDEN-XX-DR-A-21-001_P01 - Hebden Court - Existing Elevations 1 of 2.pdf

230201-AHR-HEBDEN-XX-DR-A-21-002_P01 - Hebden Court - Existing Elevations 2 of 2.pdf

230201-AHR-HEBDEN-XX-DR-A-21-011_P01 - Hebden Court - Proposed Elevations 1 of 2.pdf

230201-AHR-HEBDEN-XX-DR-A-21-012_P01 - Hebden Court - Proposed Elevations 2 of 2.pdf

230201-AHR-HEBDEN-XX-DR-A-25-001_P01 - Hebden Court - Proposed Typical External Cladding and Window Details.pdf

230201-AHR-HEBDEN-XX-DR-A-27-011_P01 - Hebden Court - Proposed - Roof Plan & Details.pdf

ER-7127-01 BRSA.pdf (Bat Roost Potential Assessment).

flood-map-planning-2024-04-25T13_04_15.319Z.pdf

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

16

Total proposed (including spaces retained):

16

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- ☐ Yes
☒ No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:

Development subject to the de minimis exemption (development below the threshold)

Reason for selecting exemption:

The works are limited to the external fabric for strictly fire safety purposes and are deemed to be significant maintenance works as opposed to improvements

Note: Please read the help text for further information on the exemptions available and when they apply

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
☐ No
☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please see the following drawings detailing the proposed connection, We stress that it is a singular connection to allow for the annual drain down / maintenance of the fresh water sprinkler tank as proposed (not foul or grey water)

230201-AHR-BUCKDEN-SI-DR-A-90-001_P02 - Buckden Court - Site Compound_ Water Tank Location

For clarity, there are no proposed changes / connections regarding the existing building foul or grey water systems

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes

☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes

☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes

☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
- ☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
- ☐ No

If yes, please provide details of their name, role, and how they are related:

Robert Marino Projects Officer - Fire Safety Homes and Neighbourhoods

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Joseph

Surname

Luxon-Rooney

Declaration Date

13/05/2024

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Joseph Luxon-Rooney

Date

13/05/2024