

# **PLANNING STATEMENT**

**CHANGE OF USE FROM OFFICES TO FAITH AND  
HOPE CENTRE**

**250 DEIGHTON ROAD  
DEIGHTON  
HUDDERSFIELD  
HD2 1JJ**

**May 2024**

## **Background**

The property 250 Deighton Road is a detached Victorian building in extensive grounds which lies to the north-east of Huddersfield town centre in the area of Deighton and Sheepridge. The area is characterised by predominantly residential properties but with a mix of commercial uses nearby in the Sheepridge Local Centre.

The property was previously occupied by The Charlesworth Group for many years but it is now vacant. It is a grade II Listed Building. The main building (250 Deighton Road) is flanked by extensive car parking areas, with good access to the site from Deighton Road, and the site has extensive mature landscaping to the frontage. To the rear of the main building are two cottages, attached to the main building. These buildings are also vacant.

## **Proposed development**

The proposed development seeks to change the use of the main building from a Class E g) (i) (offices) use to a Class F1 f) (public worship and religious instruction) / Class F1 a) (education). The two cottages to the rear of the main building will remain residential and separate from any use of the main building.

## **Planning history**

2010/90727 – outline permission for the erection of five new build residential units and the change of use of the main building to two residential units – not implemented.

2018/93602 and 2018/93603 – planning permission and Listed Building Consent for alterations and extensions – not implemented.

## **Relevant planning policies**

The **National Planning Policy Framework 2024** (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF and the accompanying Planning Practice Guide is a material consideration in planning decisions. The NPPF advises as a key objective that there is a presumption in favour of sustainable development which encompasses three dimensions: economic, social, and environmental. The NPPF also states that development proposals that accord with an up-to-date development plan should be approved without delay.

In relation to the proposed scheme, the NPPF recognises that planning policies should provide the social, recreational and cultural facilities and services the community needs and plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

The NPPF also recognises the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and also recognising the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

**The Kirklees Local Plan** policies particularly relevant to the proposed development include (but are not limited to) -

LP1: Presumption in favour of sustainable development

LP2: Place shaping

LP 20: Sustainable Transport

LP 21: Highway safety and access

LP 22: Parking

LP 24: Design

LP 35: Historic environment

LP48: Community facilities and services

The following are relevant Supplementary Planning Documents or other guidance documents published by, or with, Kirklees Council –

Highways Design Guide SPD

Waste Management Design Guide for New Developments (2020)

## **Assessment**

The proposed scheme seeks to maximise the full potential of the main building by establishing an important community facility within the building and to re-establish a viable public use of the designated heritage asset.

The building will provide for the after-school education of young children and will also provide rooms for adult education (Class F1 a)). The building will also provide a limited area for a prayer room (Class F1 f)). These uses are held to be entirely compatible the building and its location, in a primarily residential area but close to a local centre.

Policy LP48 of the Local Plan states that such community facilities should be provided in accessible locations where they can minimise the need to travel or they can be made accessible by walking, cycling and public transport. This will normally be in town, district or local centres. The site is held to be in a sustainable and accessible location, as it lies within an established residential area and within easy walking distance of local housing etc. The site is also only some 30m to the east of Sheepridge Local Centre, and so very close to the local centre.

There are existing accesses to large areas of existing car parking to both sides of the main building, and these accesses are to remain. The access to the west will be used for staff car parking and the access to the east will be used for users access to the building (see below).

Limited works are planned on these areas.

The frontage of the site has mature landscaping which is now overgrown and this will be improved. In order to meet biodiversity net gain requirements, it is proposed to provide additional planting areas to the rear of the car park to the west which exceed the 10% requirement.

No changes or alterations are proposed to either the interior or exterior of the listed building – the proposal only relates to a change of use – and only limited works (the marking out of parking bays) are planned for the wider curtilage. There will be no works to the residential units to the rear. As such, it is considered that Listed Building Consent is not required and that there will be no impact on the significance of the listed building by virtue of the change of use. However, for completeness, a Heritage Statement is set out below –

Listing Description –

*DEIGHTON ROAD 1. 5113 No 250 SE 1519 17/447 II 2. Mid C19.  
Ashlar. Pitched slate roof. 2 storeys. Moulded eaves cornice. Rusticated quoins. 2 paired arched sashes on 1st floor, with plain raised surrounds. Ground floor has canted bay with moulded cornice and ashed sashes. Door with oblong fanlight and Tuscan columns with full entablature.*

In Section 13: Conserving and enhancing the historic environment, the NPPF sets out the following -

**200.** *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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. ....*

**203.** *In determining applications, local planning authorities should take account of:*

*(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

*(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

*(c) the desirability of new development making a positive contribution to local character and distinctiveness.*

**205.** *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.*

**208.** *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.*

In addition, Local Plan policy LP35 states –

In the context of the above, the designated heritage asset is 250 Deighton Road and the cottages to the rear are also considered to be listed by virtue of their attachment to the primary listed building and also as they lie within the curtilage of the same.

The proposed change of use and very small-scale external development work is held to have little or no impact on the significance and setting of the designated heritage asset. No features of the designated heritage asset will be negatively affected by the proposed development due to the limited scale of the proposed works. This level of detail is considered to be proportionate to the importance of the heritage asset in the context of the limited works proposed.

In terms of the principle of development, the proposed scheme will ensure an efficient use of the space within the building by returning a vacant building to a viable community use consistent with the building's conservation. The development proposal is therefore considered to lead to less than substantial harm to the significance of the designated heritage asset and any limited harm is held to be far outweighed by the public benefits of the proposal in terms of bringing the property back into a vital and viable use.

The proposed use of the building will include after-school religious education for children. This will be between the hours of 1600 and 2000 Monday to Friday (and occasionally on Saturday and Sunday 1000 to 1300). A maximum of 10 children will be present on site at any one time and a dedicated on-site drop off / pick up zone has been set out for children who come by car, although it is anticipated that most children will arrive with parents / carers on foot. Vehicles will arrive and leave through the existing east entrance, which is wide enough to allow cars to pass at the access point onto Deighton Road.

A further community use of the building will be for adult education, and this will be between the hours of 0900 and 1600 Monday to Friday. Parking will be available in the existing car park to the west, although, again, it is anticipated that most adults will arrive on foot.

A prayer room is to be made available within the building. Car parking would be in the existing car park to the east of the building, and prayer times will not conflict with the use of this area for the dropping off / picking up of children. The maximum number of adults attending classes and prayers will be 25 at any one time.

It is anticipated that there will be 4 full-time staff. Dedicated staff car parking will be provided in the existing car park to the west of the main building.

## **Conclusion**

The proposed scheme is considered to be an appropriate scheme for the re-use of this listed building, in that it will ensure the viability of the building for community purposes which are entirely suitable to this building in this location.

Therefore, it is considered that the proposed scheme is capable of approval, subject to any reasonable and necessary conditions.

Prepared by:     Andy Rushby BA(Hons) BTP MBA MRTPI  
                          Rushby Town Planning

Date:                May 2024