H P D

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09 October 2024

Dear Sir/ Madam

<div align="center">

SUPPORTING LETTER

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Proposal: Change of use from Class E (Commercial, Business and Service) to provide 9 residential apartments

Site address: 1 Lord Street, Huddersfield, West Yorkshire, HD1 1QA

Please find enclosed an application for the above, comprising:

- Application form
- Location plan
- Site plan
- Existing and proposed floor plans and elevations
- Noise Assessment

The proposal was preceded by two earlier applications for prior approval:

1. Application ref. 2020/92488, determined 25 September 2020
2. Application ref. 2018/91684, determined 27 July 2018

These were both for 14 student apartments.

There have been numerous amendments to The Town and Country Planning (General Permitted Development) (England) Order 2015 since 25 September 2020. However, the only amendment that impacts the proposal, insofar as I am aware, is the requirement for dwellings to have a gross internal floor area of 37m² and to comply with nationally described space standards. The scheme has therefore been updated to comply with the above, necessitating a reduction from 14 to 9 apartments, which are no longer intended specifically for students.

The Applicant is also preparing a planning application for four ground floor[1] apartments, to replace expired application ref. 2020/62/90306/W, granted 14 July 2020. The reason this is not included in the current proposal is because associated external alterations are required, which are not permitted development.

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[1] N.B. The ground floor or the building is known as 1A Lord Street whereas the upper floors are known as 1 Lord Street

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Should you require any further information, clarifications or amendments, please do not hesitate to contact me.

Yours faithfully,

William Cartwright, BA(Hons) DipTRP MRTPI

Chartered Town Planner & Heritage Consultant