



KIRKLEES COUNCIL

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 192
(as amended by Section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39**

REFUSAL OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Number: 2024/CL/93312/W

To: M Imran
45, Kennedy Avenue
Fixby
Huddersfield
HD2 2HH

For: M IMRAN

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|-----------------|---|
| FIRST SCHEDULE | CERTIFICATE OF LAWFULNESS FOR PROPOSED CHANGE OF USE OF DWELLING TO RESIDENTIAL CHILDREN'S HOME |
| SECOND SCHEDULE | 21, Delves Wood Road, Beaumont Park, Huddersfield, HD4 7AS |

KIRKLEES COUNCIL HEREBY REFUSES TO CERTIFY THAT ON 20-NOV-2024 THE USE DESCRIBED IN THE FIRST SCHEDULE THERETO IN RESPECT OF THE LAND SPECIFIED IN THE SECOND SCHEDULE HERETO AND EDGED RED ON THE SUBMITTED PLANS WOULD BE LAWFUL WITHIN THE MEANING OF SECTION 192 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), FOR THE FOLLOWING REASONS:

On the balance of probabilities and without any evidence to demonstrate otherwise, the occupation of the building at 21, Delves Wood Road, Beaumont Park, Huddersfield, HD4 7AS by up to 2 children aged 7-17 with care provided by staff with two carers working a 24-hours shift pattern as well as manager working office hours during the week and on call over the weekend, in addition to visits from care professionals within the land edged red on the submitted plan amounts to a material change of use from a Dwellinghouse (Class C3) to a Residential Institution (Class C2) as defined by the Use Classes Order 1987 (as amended).

Plans and specifications schedule:-

| Plan Type | Reference | Version | Date Received |
|---------------------------|----------------------------------|----------------|----------------------|
| Application Form | 1066746 | - | 18/11/2024 |
| Location Plan | 1066747 | - | 18/11/2024 |
| Supplementary Information | 011124 Supplementary Information | - | 03/01/2025 |

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

If the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

NOTES:

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse an application for a certificate of lawfulness of development, in whole or part (including any modification or substitution of the description of the use, operations or any other matter), s/he may appeal to the Secretary of State in accordance with Sections 195 and 196 of the Town and Country Planning Act 1990 (as amended). Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [the Planning Inspectorates website](https://www.planninginspectorates.gov.uk) . Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](https://www.planninginspectorates.gov.uk).
- (2) This decision is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended)

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: **22-Jan-2025**

Signed:



David Shepherd
Executive Director for Place

Address to which all communications should be sent:-

**Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL**