

CERTIFICATE OF LAWFULNESS APPLICATION FOR HMO

65 BIRKBY LODGE ROAD,
BIRKBY
HUDDERSFIELD
HD2 2BE

ON BEHALF OF
SA AND ASSOCIATES

DESIGN ACCESS STATEMENT

DATED: DECEMBER 2024

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – EXISTING PROPERTY

1.01 – 65 Birkby Lodge Road is a detached property constructed from natural stone walling with a blue slate roof located in a predominantly residential area. See Photographs 1 and 2.



Photograph 1 – East Elevation - 65 Birkby Lodge Road



Photograph 2 – South Elevation - 65 Birkby Lodge Road

1.02 – The property has four floors, with an independent basement flat, then two full height floors and finally an attic level.

2.00 – PROPERTY USE AND CURRENT WORKS

2.01 – The ground, first and attic floors are currently undergoing refurbishment, therefore the main property is vacant.

2.02 – Prior to this refurbishment and up until recently, it is understood that these upper three floors were utilised as a house of multiple occupation for in excess of 20 years.

2.03 – The existing plans demonstrate the layout with a communal living / dining / kitchen on the ground floor, and 5 bedrooms and two bathrooms in the remainder of the house.

2.04 – The proposed refurbishment works aim to maintain this arrangement but reducing the number of bedrooms to 4 and amending the layouts to provide en-suite shower rooms to each bedroom. The communal kitchen / dining / living will remain in the main space on the ground floor.

2.05 – The refurbishment will not require any external changes.

3.00 – PURPOSE OF CERTIFICATE OF LAWFULNESS APPLICATION

3.01 – As stated, the upper 3 floors have been utilised as a HMO property for in excess of 20 years. However there does not appear to be any planning record of this.

3.02 – Therefore the owner of the property would like to regularise this and gain confirmation of the use by the way of a Lawful Certificate Application.

3.03 - We therefore trust that Kirklees MC can certify the use of 65 Birkby Lodge Road as a House of Multiple Occupation. If any further information is required please contact the agent.