

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 73

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS TO
CARRY OUT DEVELOPMENT WITHOUT COMPLIANCE WITH PLANNING
CONDITIONS PREVIOUSLY ATTACHED**

Reference No:	2025/70/90241/W
Site Address:	14, Firth Street, Huddersfield, HD1 3BA
Description:	Variation of condition 2 (plans) on previous permission 2023/93782 for erection of extensions and alterations to form 16 student apartments
Recommending Officer:	Farzana Tabasum

DECISION – Section 73 Variation of Condition – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Hirst

AUTHORISED OFFICER

Date: 28-Aug-2025

Application: 2025/70/90241/W

Site: 14, Firth Street, Huddersfield, HD1 3BA

Proposal: Variation of condition 2 (plans) on previous permission 2023/93782 for erection of extensions and alterations to form 16 student apartments

Site Description

The application relates to a two storey stone building occupying a prominent corner plot, on two road frontages (14-18 Firth Street), currently stated to be providing student accommodation in the three dwellings. On the ground floor the building has 3 entrance doors, one off King's Bridge Rd and two off Firth St. Between the doors on Firth Street is a covered walkway with arched head over.

The corner of the building is chamfered on the ground floor before being corbelled out using an enlarged stone head to form a full corner to the first floor. All windows on the building feature stone cills and rounded stone heads. The external doors have full surrounds with a decorative door pediment.

To the rear of the building a lower floor is accessed via the covered underpass off Firth Street, with access also available from the underpass next door to the west.

The building has a high level eaves cornice which carries the guttering. The roof consists of blue slate.

Waste bins serving these properties currently appear to be stored on the road frontage, on the footpaths.

The building is adjoining three and four storey neighbouring buildings and overlooks a four storey building on the opposite side of Kings Bridge Road and a five storey opposite on Firth Street.

The surrounding development consists of mainly student accommodation.

Description of Proposal

The proposals seek to vary condition 2 (plans) of previous permission 2023/93782 for erection of extensions and alterations to form 16 student apartments.

The current wording of condition 2 is:

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: *For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on*

completion, and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

The variations proposed primarily relate to providing an internal bin storage area, adjacent to studio 4 on the ground floor, with direct access onto Firth Street.

The applicant, in the supporting covering letter sets out that the reason for the proposed variations is:

“that the approved scheme showed a bin storage area that required the bins to be dragged over land in third party ownership, for which approval was not forthcoming. The amended scheme creates a secure bin storage area that will have a locked gate to the front. All residents will have a key or access code to allow access to the storage area.the management company for the building, will ensure the relevant bins are presented for collection every week”.

As a result of the proposed variations, the floor space within the communal areas on lower ground and the three apartments on the ground floor would be reduced. The most notable change would be to studio apartment no. 4, the floor space of which would be reduced from 26sqm as approved, to providing 16sqm. The applicant also advises that amendments to the lower ground floor/basement, will ensure the load bearing walls are aligned. Consequently, the variation to provide an internal bin storage area will result in a minor amendment to the front elevation on the ground floor to replace a door with a locked gate to the proposed bin storage area. Residents of the apartments are stated would have a key or access code to allow access to the bin storage area.

The wording of condition 2 would remain unaltered. However, the approved plans table would need to be amended to replace the previously approved floor, and elevation plans with the proposed floor and elevational drawings, in the event the proposals are approved.

Plan Type	Approved Drawing	Proposed Drawing
Elevations	2854 (100)05 A	2854 (100)05 C
Floor Plans	2854 (100)07 A	2854 (100)07 C
Site/section plan & Refuse provision	2854 (100)08	2854 (100)08 E

Confirmation has been received (on 26/08/2025) that the development has commenced.

Relevant Planning History

Application site

2023/93782: Erection of extensions and alterations to form 16 student apartments – Granted

2025/90218: Discharge of details reserved by conditions 7 (CTMP), 9 (Phase 2 Ground Report), 13 (security), and 14 (bat boxes) on previous permission 2023/93782 for erection of extensions and alterations to form 16 student apartments – Granted

Surrounding Area

The surrounding area benefits from several buildings/sites where planning permission has been granted for conversion / change of uses, to student accommodation or apartments.

History of Negotiations

Requested amended plans to address concerns raised by Waste strategy officers, to include drainage channel, bin dimensions, omit graphical errors on plans and show gate opening inwards into bin store. The final amended drawings were received on 04/07/2025.

Representations

The application has been advertised as a major development via site notices and, within a local newspaper, in accordance with the council's procedures.

Final publicity date expired 17/04/2025.

No representations were received.

Consultation Responses

K.C. Highways – Subject to waste management plan details being approved under condition 6 of planning permission, the variations proposed are supported on highway grounds.

K.C Environmental Health – To ensure the shared wall with studio 4 and bin store be constructed adequately and sealed to prevent any sound and odour penetration to the adjoining apartments. Whilst an addendum can be provided to the previously approved noise report, this is not necessary. Informal discussions

Planning Policy

Kirklees Local Plan (KLP)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is unallocated on the LP Policies Map and adjacent to a number of listed buildings along Firth Street.

- LP21 – Highway safety and access
- LP24 – Design
- LP35 – Historic Environment

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) 2024, and the Planning Practice Guidance Suite (PPGS), first launched 6th March 2014, together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 12 – Achieving well-designed places
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Climate change

The Council approved Climate Emergency measures at its meeting of full Council on the 16th of January 2019, and the West Yorkshire Combined Authority has pledged that the Leeds City Region would reach net zero carbon emissions by 2038. A draft Carbon Emission Reduction Pathways Technical Report (July 2020, Element Energy), setting out how carbon reductions might be achieved, has been published by the West Yorkshire Combined Authority.

On the 12th of November 2019 the Council adopted a target for achieving ‘net zero’ carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system, and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the council would use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Assessment

Scope of this application

Section 73 of the Town and Country Planning Act 1990 concerns the “Determination of applications to develop land without compliance with conditions previously attached”, colloquially known as “varying” or “amending”

conditions. Section 73 applications must also involve consideration of the conditions subject to which planning permission should be granted. Where an application under Section 73 is granted, the effect is the issue of a fresh grant of permission and the decision notice should list all conditions pertaining to it. The application cannot be used to vary the time limit for implementation.

It is important to note that when assessing Section 73 applications the previously-granted planning permission is a significant material consideration, which impacts heavily on the assessment of the proposal. If the original application has been implemented, or if the permission has not yet expired, the applicant may go ahead and complete the original approved scheme if they wish.

In this case, the applicant (subject to gaining access rights over third party land) could develop the site in accordance with the previous permission, and this fallback is a material consideration to which significant weight must be given. The principle of development at this site has already been accepted by the council.

Other than the amended NPPF in December 2024 (which has no direct impact on the approved scheme) no other alterations to planning policy and other material considerations have emerged since the original grant of planning permission.

In summary, subject to there being no significant conflict with the above-mentioned policies and guidance, the now proposed variations would be acceptable in principle.

Urban design & visual amenity

The variation proposed would result in the replacement of a door with a lockable gate and removal of two external steps to allow level access from the pavement to the bin storage area. These minor external alterations to the previously approved scheme are insignificant and would have a negligible impact on the host building, characteristics of the surroundings and setting of nearby heritage assets and as such would not conflict with the requirements of Local Plan Policies LP24 and LP35.

Impact on residential amenity

Environmental Health officers have advised that the onus is on the applicant to ensure the shared wall with studio 4 and bin store be constructed adequately and sealed to prevent any sound and odour penetration to this apartment, to avoid any concerns from the future occupants of this apartment.

Condition 5, as originally imposed, required that the acoustic mitigation detailed within the original submitted be implemented, and evidence of the

successful implementation provided. In the interest of protecting the amenity of future occupiers, it is considered reasonable and necessary to modify condition 5 to include measures to ensure no undue noise and odour pollution from the bin-store, towards future occupiers. The following wording for condition 5 is proposed (new wording underlined):

5. Before the development hereby approved is first brought into use:

- works which form part of the sound attenuation scheme, specifically 'Alternative 2', of the Acoustic Report (dated: 05 December 2023) shall be completed,*
- the construction of any party wall and ceilings, adjoining the bin storage area and that of any adjoining apartment shall be constructed to prevent noise and odour penetration from the bin storage area, and*

written evidence to demonstrate that the works have been completed in accordance with these details shall be submitted to and approved in writing by the Local Planning Authority. If it cannot be demonstrated that the noise levels in accordance with 'Alternative 2' specified in the aforementioned Noise Report have been achieved then a further scheme shall be submitted for the written approval of the Local Planning Authority incorporating further measures to achieve those noise levels. All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. The completed works shall thereafter be retained for the lifetime of the development.

Reason: *To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.*

Subject to the above condition being imposed, the proposal is considered to accord with Policies LP24 and LP52 of the Kirklees Local Plan, and principle 6 of the Housebuilders Design Guide SPD.

Highway issues

The previously approved scheme included an enclosed area for bin storage to the rear of the building, with collection access being through an underpass to Firth Street, and collection of bins from the adopted highway. The variations now proposed would result internal bin storage to the front of the building, resulting again in collection of bins from Firth Street.

The reason given for this change is:

“that the approved scheme showed a bin storage area that required the bins to be dragged over land in third party ownership, for which approval was not forthcoming. The amended scheme creates a secure bin storage area that will have a locked gate to the front. All residents will have a key or access code to allow access to the storage area.the management company for the building, will ensure the relevant bins are presented for collection every week”.

It is accepted to be unreasonable to require access via third party land, if permission has not been granted, and therefore another solution must be identified.

The proposed internal bin storage area can accommodate 3 x 660ltr wheeled bins, 2 of the bins being for residual waste and 1 for recycling.

Both the Highway and Waste strategy officers consider the proposed variations acceptable, subject to the appropriate management of waste bins on collection days. As previously, details of such a management scheme (by a private management company) would need to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the apartments, similar to the wording of condition 6, of 2023/93782, which is recommended to be repeated on the decision notice for this application

Subject to this condition, the proposal (including the variation sought) is considered to accord with Local Plan Policies LP21 and LP24 as well as guidance in the NPPF.

Other matters

Conditions

Whilst the development should be operated in all other respects in accordance with the details approved in accordance with the extant permission, a permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. This new permission therefore sits alongside the original planning permission, which remains intact and unamended.

It is recommended that several conditions originally imposed via 2023/93782 be reworded or deleted, considering the details submitted and accepted through the Discharge of Condition application ref. 2025/90218, approved since the original permission. This includes conditions 7 (CTMP), 9 (Phase 2 Ground Report), 10 (remediation) 13 (security), and 14 (bat boxes). As noted previously, it has been recommended that condition 5 be modified.

Minor errors in the wording of the original conditions can also be corrected. All other conditions where previously not discharged, are recommended to remain.

As the development has been implemented, the standard condition requiring development to commence within three years will not be imposed.

No S106 agreement was secured as part of the original approval, and no S106 (deed of variation or otherwise) is required as part of this S73 submission.

Representations

None received.

Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: Approve

Report Dated: 27/08/2025

Application Number: 2025/90241

Decision Authorisation: Delegated Powers

Officer Recommendation: Grant variation of condition

1. Deleted [permission implemented]

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

3. The accommodation hereby permitted shall be occupied by students only, defined as persons whose main residence is elsewhere and who are enrolled on recognised full-time courses at one of the higher educational establishments in the borough of Kirklees only and for no other purpose (including any other purpose in Class C3 and C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and reenacting that order with or without modification).

Reason: So as to ensure that the development is used solely for student accommodation and not open-market housing whereby affordable housing provision would be sought and different amenity standards would apply, and in the interest of highway safety, in accordance with Policies LP21 and LP24 of the Kirklees Local Plan.

4. Prior to construction of the second and third floor extension and notwithstanding the submitted information, full details of all new external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials prior to the first occupation of student accommodation hereby approved and shall thereafter be retained.

Reason: In the interests of the visual amenity and so as not to detract from the setting of nearby heritage assets, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

5. Before the development hereby approved is first brought into use:

- works which form part of the sound attenuation scheme, specifically 'Alternative 2', of the Acoustic Report (dated: 05 December 2023) shall be completed,
- the construction of any party wall and ceilings, adjoining the bin storage area and that of any adjoining apartment shall be constructed to prevent noise and odour penetration from the bin storage area, and

written evidence to demonstrate that the works have been completed in accordance with these details shall be submitted to and approved in writing by the Local Planning Authority. If it cannot be demonstrated that the noise levels in accordance with 'Alternative 2' specified in the aforementioned Noise Report have been achieved then a further scheme shall be submitted for the written approval of the Local Planning Authority incorporating further measures to achieve those noise levels. All works comprised within those further measures shall be completed and written evidence to demonstrate that the aforementioned noise levels have been achieved shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use. The completed works shall thereafter be retained for the lifetime of the development.

Reason: To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

6. Notwithstanding the submitted details and before the development hereby approved is first brought into use, details of the management and maintenance of communal refuse storage area (as shown on drawing no. (100) 08) Rev E, by a designated private management company, to accommodate for 2880ltrs waste capacity or more shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved waste management and maintenance details shall be adhered to throughout the lifetime of the development.

Reason: To ensure an adequate level of waste capacity storage is provided to accommodate the approved development, in the interests of residential amenity and highway safety and to accord with Kirklees Local Plan Policies LP21 and LP24 and the aims of the National Planning Policy Framework.

7. The development shall be carried out in complete accordance with the approved:

- Construction Transport Management Plan prepared by Carbon Investment, reference 14 18 22 (four page document), dated 16th December 2024, and the
- additional details prepared by Carbon Investment, reference 14 18 22 (two- page document), dated 10th June 2025

pursuant to discharge of condition application reference number 2025/90218, throughout the period of construction and no change there from shall take place without the prior written consent of the Local Planning Authority

Reason: In the interests of amenity, to ensure the highway is not obstructed and in the interests of highway safety to accord with Policies LP21, LP24 and LP52 of the Kirklees Local Plan.

8. No construction related noise shall be audible beyond the site boundary outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays

- 08.00 to 13.00 hours Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Bank/Public Holidays.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with Kirklees Local Plan LP52 and the National Planning Policy Framework.

9. Deleted [A Phase 2 report prepared by Rogers Geotechnical Specialist (RGS) reference: C4791/24/E/7325, dated 21st January 2025 submitted pursuant to discharge of condition application reference number 2025/90218, was considered acceptable].

10. Deleted [no remediation required, pursuant to discharge of condition application reference number 2025/90218].

11. Where contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure unacceptable risks to human health and the environment are identified and removed, and to ensure that the development is safely completed in accordance with the requirements of Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework

12. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: To ensure unacceptable risks to human health and the environment are identified and removed, and to ensure that the development is safely completed in accordance with the requirements of Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework

13. The development shall be completed, prior to the occupation of any of part of the approved accommodation, in accordance with the approved Security Statement reference 2854, dated January 2025, pursuant to the details submitted and approved pursuant to discharge of condition application reference 2025/90218.

Reason: To prevent crime prevention and in the interests of safety for the future occupants of the approved development, to accord with Kirklees Local Plan Policy LP24 and the National Planning Policy Framework.

14. Prior to the occupation of any of part of the approved accommodation, bat boxes shall be installed in accordance with the approved details show on drawing reference (100)09 titled 'Proposed site plan and bat box placement', pursuant to the details submitted and approved pursuant to discharge of condition application reference 2025/90218. The required bat boxes shall thereafter be retained in accordance with the approved details.

Reason: In the interests of enhancing biodiversity, to accord with Kirklees Local Plan LP30 and the National Planning Policy Framework.

15. Prior to the occupation of the approved development, a flood evacuation plan for all occupants, particularly the occupants of the lower ground apartment, shall be shared with any future occupants.

Reason: For safe evacuation of any future occupants accommodating and using the lower ground floor, in the event of floodwater entering the site and to accord with Kirklees Local Plan Policy LP24 and the National Planning Policy Framework.

Footnote – Previously discharged details

Details approved pursuant to discharge of conditions (7, 9, 13 & 14) application 2025/90218, see link below:

[Planning application details | Kirklees Council](#)

Footnote - Contaminated land

All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

Footnote - Construction Sites working times

Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Footnote - Highways Structures

It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the Highways Structures section for works near or abutting highway and any retaining structures. Contact Farhad Khatibi (structures team leader 01484 221000) at the earliest opportunity, who will be able to advise you of the necessary requirements in more detail.

Footnote - adopted highway fronting the property

Any works within the adopted highway fronting the property will need to be constructed under the correct legal agreement of the 1980 Highways Act. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

Footnote - Designing Out Crime

Please refer to the West Yorkshire Police Designing Out Crime Officer advice dated 11/04/2024, pursuant to planning permission 2023/93782 (see link below) to ensure appropriate security measures are incorporated into the development.

[Planning application details | Kirklees Council](#)

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Details submitted via S73 application ref. 2025/90241			
Application form			30/01/2025
Revised proposed floor plans	(100)05	C	04/07/2025
Revised proposed elevations	(100)07	C	04/07/2025
Proposed site plan, refuse provision & section	(100)08	E	04/07/2025

Plan Type	Reference	Version	Date Received
Details submitted via full application ref. 2023/93782			
Location plan	LOC		22/12/2023
Topographical survey	MC_48.dwg		22/12/2023
Existing lower ground floor	2854-A(100)01		05/01/2024
Existing ground floor	2854-A(100)02		05/01/2024
Existing first floor	2854-A(100)03		05/01/2024
Existing elevations	2854-A(100)04		22/12/2023
Revised design and access statement & Heritage impact Assessment		A	18/06/2024
Planning statement	2844		22/12/2023
Bat Emergence Survey Report	ER-7104-02, dated 16/05/2024		16/05/2024
Bat Roost Suitability Assessment	ER-7104-01, dated 13/11/2023		22/12/2023
Acoustic report	Dated 05/12/2023		22/12/2023
Flood Risk Assessment and Drainage Strategy	B25558-JNP-XX-XX-RP-C-1002 P01		22/12/2023
Climate change statement			22/12/2023
Phase I Geo-Environmental Report, V1 to V5	B25558-JNP-XX-XX-RP-G-1001 P01		22/12/2023

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 Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

The case officer undertook negotiations with the applicant/agent to secure further details relating to several matters and revised drawings along with sharing the above conditions and securing an extension of time.