



## **ADDITIONAL STATEMENT**

### **Response to Kirklees Planning**

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#### **Beaconsfield Farm, Paul Lane, Flockton Moor Class Q application – Permitted Development**

at:

Beaconsfield Farm  
Paul Lane  
Flockton  
Huddersfield  
WF4 4BP

for:

David Haigh

date:

April 2025

## Introduction

This Additional Statement has been prepared in response to the email from KC Planning of 24<sup>th</sup> April 2025 regarding the concerns raised in respect of the conversion.

We will address these as follows.

### KC Planning comments

*Unfortunately, some concerns have been raised about whether the proposal can be considered a conversion.*

*The submitted elevations indicate that the existing roofing and cladding above the concrete wall on the west elevation is to be removed **with only the concrete wall base**.*

with only the concrete wall base? Should this say "concrete wall base retained"? Please clarify.

Yes, the wall and roof cladding is to be removed and replaced with products that will give compliance with the Building Regulations, for the proposed dwellings that are to be created. This is a mandatory requirement of any type of "barn conversion" to dwelling, irrespective of how the original barn has been constructed.

Surely it is not to be expected that we retain the existing corrugated asbestos roof and wall claddings, with no thermal insulation, not to mention the asbestos issue?



Internal image showing the main elements of the building

*The east elevations indicate the same removal and replacement of existing cladding whereas the structural report indicates that the internal concrete block wall is to be demolished meaning the entirety of the existing east elevation of the proposed building will be new material. It can also be reasonably assumed that new cladding would be placed on the north and south proposed elevation. The structural report also indicates there is no concrete wall base on the proposed south elevation meaning the entire south elevation is to be new material.*

The same as mentioned above, the wall and roof cladding is to be removed and replaced with products that will give compliance with the Building Regulations. The replacement wall cladding also facilitates the insertion of new door and window openings “to provide natural light in all habitable rooms”, an essential requirement of a Class Q conversion.

The structural report is slightly misleading in respect of the existing internal concrete block wall being demolished. Photograph 1 states “Internal Wall & Lean-to to be demolished”. This can be read two ways, so is ambiguous. It’s a photograph that shows an internal wall and a lean-to building (that is to be demolished). For clarity, we have amended the description to Photograph 1 and submit a revision to the structural report. **The internal wall is in fact an original external wall (prior to the original barn being extended). This wall will be retained, along with all the other external walls to the original barn.**

There is no concrete base wall on the south elevation, this would have been removed when the extension was added (which is now to be removed). Hence the need to build this wall to enclose this end of the building. See image above.

*Whilst the portal frame may be structurally capable of supporting the new material, it was considered that the new material proposed to envelope the frame, amounts to the removal and replacement of a significant amounts of existing material above floor slab level.*

As per the commentary above, the replacement of the wall and roof cladding is a basic requirement, to give compliance with the Building Regulations, and will also significantly improve the aesthetic of the building.

*It is acknowledged that the works are probably indeed necessary but there are concerns about whether the amount of works required could constitute an actual conversion or whether it would be a rebuild.*

The works required to satisfactorily convert the barn to dwellings, in our professional opinion and experience, constitute conversion works. This is certainly not a rebuild. A rebuild would involve the construction of new structural elements, which this proposal doesn’t.

Cambridge Dictionary definition of “rebuild”

Meaning of **rebuild** in English

## rebuild

verb [ T ]

UK  /,ri:'bɪld/ US  /,ri:'bɪld/

rebuilt | rebuilt

**B1**

**to build something again that has been damaged or destroyed:**

- *The cathedral was completely rebuilt in 1425 after it had been destroyed by fire.*

We would reiterate the commentary included in the submitted Planning Statement, as follows;

A High Court decision between Hibbitt and Another and Secretary of State for Communities and Local Government, Rushcliffe Borough Council identified in paragraph 8 (author's emphasis):

**Building works are allowed under the change to residential use.** The permitted development right under Class Q assumes that the agricultural building is capable of functioning as a dwelling. However, it recognises that **for the building to function as a dwelling some building operations which would affect the external appearance of the building, which would otherwise require planning permission, should be permitted.** The right allows for the **installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and the partial demolition of the extent reasonably necessary to carry out these building operations.** It is not the intention of the permitted development right to include the construction of new structural elements for the building. **Therefore it is only where the existing building is structurally strong enough to take the loading which comes from the external works to provide for residential use that the building would be considered to have the permitted development right.**

#### **Purpose of Class Q Conversions**

Class Q conversions allow the change of use of agricultural buildings to residential dwellings (like a house or apartment) under a simplified planning process. This means the conversion typically doesn't require full planning permission, but rather "prior approval" from the local planning authority. The purpose is to streamline the process for converting these buildings, especially in rural areas, and address housing shortages.

#### **Summary**

The proposed works in question, in order to convert the barn to 6 dwellings, are the minimum requirements necessary for the building to function as dwelling houses, and to achieve compliance with the Building Regulations.

The proposal will re-purpose an existing redundant agricultural building to create 6 new dwellings, something that the Government and indeed the local authority is trying to promote and achieve.

Kirklees needs homes.

**ADP Architecture and Design Ltd**