



Application Number	
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KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Erection of walls to north and south facing elevations

Does the proposal consist of, or include, a change of use of the land or building(s)?

☒ Yes

☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

We are seeking confirmation that the building can be used for B2 General Industry

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Storage unit as part of general industry operation - ongoing

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

See attached letter that explains:

We believe the proposed development accords with Class H of Part 7 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which allows the erection, extension, or alteration of an industrial building or warehouse.

The development does not comprise and extension or any new floorspace and therefore sub-paragraphs H.1 (a), (b), (c), and (d) do not apply.

In relation to sub-paragraph H.1 (e), aerial photographs show the building to be approximately 5m from the boundary, however the landownership extends to beyond what appears to be the boundary by more than 1.5m (see land registry plan below), which means the building is more than 5m from the boundary of the premises.

In relation to sub paragraph H.1 (f), the proposed development does not reduce the space available for parking, and the development is not within the curtilage of a listed building and therefore sub-paragraph H.1 (g) does not apply.

The building in question was erected as a timber storage shed after planning permission was granted in 1984 (Ref: 84/03091). Whilst the building was referred to as a store, the building has always been used as part of the wider industrial use by the British Bung Manufacturing Company Ltd, who has operated on the site for many years and was the name on the 1984 planning application for this building. We therefore conclude that the established use for the building is the same as the wider industrial area which is B2 General Industry.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

2903 - Covering Letter - Lowlands Works CLD
2903_ACU (100)01 EXISTING SITE PLAN
2903_ACU (100)02 EXISTING ELEVATIONS PLANS and 3D
2903_ACU (100)03 PROPOSED SITE PLAN
2903_ACU (100)04 PROPOSED ELEVATIONS PLANS and 3D

Select the use class that relates to the existing or last use.

B2 - General industrial

Information about the proposed use(s)

Select the use class that relates to the proposed use.

B2 - General industrial

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

See attached letter that explains:

We believe the proposed development accords with Class H of Part 7 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which allows the erection, extension, or alteration of an industrial building or warehouse.

The development does not comprise and extension or any new floorspace and therefore sub-paragraphs H.1 (a), (b), (c), and (d) do not apply.

In relation to sub-paragraph H.1 (e), aerial photographs show the building to be approximately 5m from the boundary, however the landownership extends to beyond what appears to be the boundary by more than 1.5m (see land registry plan below), which means the building is more than 5m from the boundary of the premises.

In relation to sub paragraph H.1 (f), the proposed development does not reduce the space available for parking, and the development is not within the curtilage of a listed building and therefore sub-paragraph H.1 (g) does not apply.

The building in question was erected as a timber storage shed after planning permission was granted in 1984 (Ref: 84/03091). Whilst the building was referred to as a store, the building has always been used as part of the wider industrial use by the British Bung Manufacturing Company Ltd, who has operated on the site for many years and was the name on the 1984 planning application for this building. We therefore conclude that the established use for the building is the same as the wider industrial area which is B2 General Industry.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

31/01/2025

Details of the pre-application advice received

Discussed the merits of the proposed development being permitted development

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Interest in the Land

Please state the applicant's interest in the land

☒ Owner

☐ Lessee

☐ Occupier

☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Hamish Gledhill

Date

07/02/2025