Hi William,

Please see below for the applicant's request to apply Vacant Building Credit to this development.

Please let me know if you need anything further from me.

Many thanks,
Olivia Gedman.
Housing Growth Project Assistant.

From:
Sent: 24 July 2025 16:56
To: Housing Regeneration
Subject: VACANT BUILDING CREDIT APPLICATION

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

LETTER TO KIRKLEES COUNCIL – VACANT BUILDING CREDIT APPLICATION

To:
Strategic Housing Team
Kirklees Council
✉ housing.regeneration@kirklees.gov.uk

Subject: Request for Vacant Building Credit – 78 John William Street, Huddersfield (Planning Ref: 2025/90548)

Dear Strategic Housing Team,

Re: Application for Vacant Building Credit – Planning Ref 2025/90548 (78 John William Street, Huddersfield)

We write to formally apply for Vacant Building Credit (VBC) in respect of our proposed scheme to convert the existing vacant office building at the above address into 14 residential apartments.

1. Eligibility for Vacant Building Credit

The property is a substantial, permanently constructed, Grade II listed building located in Huddersfield Town Centre. It has remained vacant for approximately 6 years with no active or lawful occupation during this time.

The building has not been abandoned and remains structurally sound and suitable for conversion. We believe it meets the national policy requirements under the NPPG and is eligible for VBC.

2. No Net Increase in Floorspace

The proposed development involves internal conversion only and does not create any additional residential floorspace. The existing gross internal area (GIA) of the vacant building is equivalent to the GIA of the proposed 14 apartments.

3. Affordable Housing Position

In line with national guidance, where there is no net increase in floorspace, the entire affordable housing requirement is offset by the vacant building credit. On this basis, no affordable housing contribution should be required, either on-site or via commuted sum.

4. Supporting Information

We are happy to provide the following evidence to support this position if required :

- Existing and proposed floorplans showing equal GIA which is on the planning portal reference 2025/90548 (78 John William Street, Huddersfield) And attached…
- Photographic evidence of vacancy
- Agent advert confirming long-term vacancy

1. Existing Plans (JWS-PL-001):

- The building consists of four storeys: Lower Ground, Ground, First, and Second Floor.
- Each floor is already enclosed, with existing rooms designated as offices, toilets, stairwells, plant rooms, stores, etc.
- No extensions, new wings, roof additions, or buildouts are shown or referenced.

2. Proposed Plans (JWS-PL-002):

- The same four levels are retained (no mezzanines or external extensions).
- The internal layout is reconfigured to provide 14 apartments, but the overall gross internal floor area (GIA) remains within the existing building envelope.
- The apartment areas listed add up to ~661 m² (net internal floor area) across 14 units:

Conclusion:

- The external envelope and structure remain unchanged.
- The proposed scheme is a pure internal reconfiguration of a vacant building.
- Therefore, there is no net increase in gross internal floorspace.
- Under national planning policy (NPPG), where there is no net floorspace gain, the Vacant Building Credit (VBC) fully offsets the affordable housing requirement.

We respectfully request that Kirklees Council confirm this position and formally accept the application of VBC in this case.

Yours faithfully,

Dr Khan

Woodfield Entereprises Ltd

The-K-Group of Companies

Woodfield House
Halifax Road
Hipperholme
Halifax
West Yorkshire
HX3 8HD

SUPPORTING STATEMENT FROM THE OWNER

Vacant Building Credit – 78 John William Street, Huddersfield, HD1 1EH
Planning Ref: 2025/90548

I, Dr Khan, write on behalf of Woodfield Enterprises Ltd, the legal owner of the freehold property located at 78 John William Street, Huddersfield, HD1 1EH. This statement is provided in support of our application for Vacant Building Credit (VBC) relating to the proposed residential development under planning application reference 2025/90548.

1. Property Ownership

Woodfield Enterprises Ltd is the sole legal and beneficial owner of the property. The company has held title to the premises since 2008, and I act as an authorised signatory and director of the company.

2. Vacancy Status

The property has remained unoccupied and unused for approximately 5 years. During this period:

- There has been no active commercial, residential, use of the building.
- The premises have not been let, occupied, or otherwise brought into use.
- The building has been retained in a secure and maintainable state while a suitable development strategy was pursued.

3. No Abandonment

While the property is vacant, it is not abandoned. The building remains structurally intact, in good condition, and is entirely suitable for conversion. There has been no intention to forsake or relinquish the asset. Instead, it has been safeguarded for redevelopment in accordance with local planning objectives.

4. No Additional Floorspace

The planning application involves the internal conversion of the existing building only. There is no proposed extension or increase to the building's footprint or gross internal floorspace. The total existing gross internal area is equivalent to the proposed residential floor area.

5. Application of Vacant Building Credit

In accordance with national planning guidance (NPPG), we believe the proposal qualifies for Vacant Building Credit, on the basis that:

- The building is demonstrably vacant, and
- There is no net increase in floorspace, meaning the entire affordable housing requirement should be offset by VBC.

We respectfully request that Kirklees Council acknowledge the application of VBC in full for this development, such that no on-site affordable housing or financial contribution is required.

Should the Council require any further clarification, evidence, or site access, we would be happy to assist.

Yours faithfully,
Dr Khan
Director, Woodfield Enterprises Ltd

The-K-Group of Companies

filedownload
PDF Document · 228 KB

filedownload
PDF Document · 298 KB