



**KIRKLEES COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 192  
(as amended by Section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39**

**REFUSAL OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

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**Application Number: 2025/CL/90632/W**

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To: S Young  
16, Kaffir Road  
Edgerton  
Huddersfield  
HD2 2AN

For: S YOUNG

FIRST SCHEDULE      CERTIFICATE OF LAWFULNESS FOR PROPOSED CHANGE  
OF USE FROM DWELLING TO HOLIDAY LET (LISTED  
BUILDING WITHIN A CONSERVATION AREA)

SECOND SCHEDULE    16, Kaffir Road, Edgerton, Huddersfield, HD2 2AN

**KIRKLEES COUNCIL HEREBY REFUSES TO CERTIFY THAT ON 07-MAR-2025 THE  
USE DESCRIBED IN THE FIRST SCHEDULE THERETO IN RESPECT OF THE LAND  
SPECIFIED IN THE SECOND SCHEDULE HERETO AND EDGED RED ON THE  
SUBMITTED PLANS WOULD BE LAWFUL WITHIN THE MEANING OF SECTION 192  
OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), FOR THE  
FOLLOWING REASONS:**

It is considered, on the balance of probabilities, that the change of use from dwellinghouse to holiday let occupied by up to 16 people constitutes the carrying out of development as defined by section 55 of the Town and Country Planning Act 1990. The use of the dwellinghouse as a holiday let is considered to be a material change of use without planning permission.

Plans and Specifications Schedule:-

Plan type	Reference	ID	Date received
Application form	-	1080238	07-March-2025
Block plan	-	1080236	07-March-2025
Location plan	-	1080235	07-March-2025
E-mail with agent with attached appeal decision	-		01-May-2025

**Development within a Coal Mining Area**

**DEVELOPMENT LOW RISK AREA - STANDING ADVICE**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

If the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

**NOTES:**

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse an application for a certificate of lawfulness of development, in whole or part (including any modification or substitution of the description of the use, operations or any other matter), s/he may appeal to the Secretary of State in accordance with Sections 195 and 196 of the Town and Country Planning Act 1990 (as amended). Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [the Planning Inspectorates website](#) . Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#).
- (2) This decision is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended)

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

Dated: 13-Jun-2025

Signed:



David Shepherd  
Executive Director for Place

**Address to which all communications should be sent:-**

**Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL**