

Appeal 6001572

Submitted on 10 November 2025.

Before you start

Local planning authority	Kirklees
Appeal type	Full planning
Decision date	23 May 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Clifton Properties Clifton Properties
Contact details	John Cheetham
What is your phone number?	
What is the address of the appeal site?	37 Bradford Road / 2 & 4 King Street Cleckheaton West Yorkshire BD19 3JN
What is the area of the appeal site?	427 m ²
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Will an inspector need to access your land or property?	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	2025/90833
What date did you submit your application?	25 March 2025
Was your application for a major or minor development?	Minor development

Was your application about any of the following?

Dwellings

Enter the description of development that you submitted in your application

Conversion of existing commercial premises into nine self contained flats in Cleckheaton town centre.
(the total of nine includes one existing flat the access to which is to be altered)

Did the local planning authority change the description of development?

No

How would you prefer us to decide your appeal?

Written representations

Are there other appeals linked to your development?

No

Upload documents

Application form

[Planning Forms.pdf \(/document/70b222a4-29bd-481c-9aeb-bf4b8fd1531e\)](#)

Decision letter

[Decision Notice - Class MA - Refused 31.pdf \(/document/dcd09744-729b-4f12-a593-4bc8b64c6ab1\)](#)

Do you plan to submit a planning obligation to support your appeal?

No

Did you submit a separate ownership certificate and agricultural land declaration with your application?

No

Appeal statement

[Planning Appeal Statement.pdf \(/document/0650a161-e99f-407c-9b55-763d7ca45b92\)](#)

Do you need to apply for an award of appeal costs?

No

Did you submit a design and access statement with your application?

No

Plans, drawings and supporting documents

[Proposed Plans.pdf \(/document/9431f22f-fab5-4eac-a7f7-099c95df2636\)](#)
[Location Plan.pdf \(/document/287934ca-1272-4e54-bc23-2271fb55d598\)](#)
[Existing Plans.pdf \(/document/6908d20a-cc56-426a-bcc7-3373462f4ba4\)](#)
[Proposed Elevations.pdf \(/document/cf28f4d8-60a3-4a56-afa1-c24b430a90f8\)](#)
[Existing Elevations .pdf \(/document/0e701eb4-d77a-4384-8c25-e3c2c370ad17\)](#)

Do you have any new plans or drawings that support your appeal?

Yes

New plans or drawings

[Proposed Plans c.pdf \(/document/440b0052-c4b8-4b48-95a9-7e6dc0d04ee0\)](/document/440b0052-c4b8-4b48-95a9-7e6dc0d04ee0)

Do you have any other new documents that support your appeal?

Yes

Other new supporting documents

[14798A V2 - Daylight, Sunlight and Overshadowing Study - 15October2025.pdf \(/document/b17ddbd9-b01c-4c5e-a518-03a26c88c777\)](/document/b17ddbd9-b01c-4c5e-a518-03a26c88c777)
