

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

**Town and Country Planning (General Permitted Development) (England)
Order 2015(as amended) - Schedule 2, Part 7, Class M**

**DELEGATED DECISION FOR PRIOR APPROVAL FOR PRIOR
NOTIFICATION OF ERECTION, EXTENSION OR ALTERATION OF A
SCHOOL, COLLEGE, UNIVERSITY, PRISON OR HOSPITAL BUILDING**

Reference no. 2025/CL/90840/W

Site Address	Laura Annie Wilson Building, University Of Huddersfield, Queensgate, Huddersfield, HD1 3DH
Description	Prior notification for erection of university building
Recommending Officer	John Holmes

DECISION – PRIOR APPROVAL NOT REQUIRED

**I hereby authorise the approval of this application for the reasons set
out in the officer's report and recommendation annexed below in
respect of the above matter.**

Kevin Walton

AUTHORISED OFFICER

Date: 28-May-2025

Officer Report – 2025/90840

Site Description

The site is within the campus of the university of Huddersfield, on a part of the site which serves as a predominantly servicing and access road / area which facilitates the wider operations of the Technology Building which serves the university. The site is at a higher level than land to the east which is a canal and university buildings beyond. To the north west and south are existing university buildings / open spaces as part of the university campus.

Description of Proposal

The proposed building's footprint would be 3.2m x 2.8 with the elevations being constructed with timber cladding external finish. The building would be flat roof and 3m in height.

Planning History

The planning history for the site relates to various permissions over the last 20 years relating to redevelopment of the wider university campus / works to trees in the university campus.

Representations

M.2.A of Class M of Part 7 of the town and Country Planning (General Permitted Development) Order 2015 (As amended) requires (at para (3) that Sub-paragraphs (3) to (5) and (7) to (14) of paragraph W of Part 3 apply. Therefore this application has been publicised by site notice which was put in place on 10th April 2025.

No representations have been received.

Consultation Responses

KC Highways – No objection

Procedural Matters and Policy Context

The above described proposal is defined as development within Section 55 of the Town and Country Planning Act 1990. The General Permitted Development Order 2015, Schedule 2, Part 7, Class M permits the following development:

M The erection, extension or alteration of a school, college, university, prison or hospital building.

Development is not permitted by class M in the case of a number of criteria which are listed and assessed as follows:

(a) if the cumulative footprint of any erection, extension or alteration under Class M on or after 21st April 2021 would exceed the greater of— (i) 25% of the cumulative footprint of the school, university, prison or hospital buildings as it was on 21st April 2021 or (ii) 250 square metres	The LPA has no record of previous Class M development.
(b) if any part of the development would be within 5 metres of a boundary of the curtilage of the premises;	Pass: the site is more than 5m from the boundary of the curtilage.
(c) if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used	Pass: This is not applicable.
(d) if the height of any new building erected would (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or (ii) in all other cases, 6 metres	Pass: The building would not exceed 5m in height or the height of the existing building to be extended.
da) if the height of any rooftop structure would exceed 1.5 metres	N/A
(e) if the height of the building as extended or altered would exceed— (i) if within 10 metres of a boundary of the curtilage of the premises 5 metres; or (ii) in all other cases, the height of the building being extended or altered	N/A
f) if the development would be within the curtilage of a listed building or (g) unless—	Pass: The building is not in the curtilage of a listed building.

(i) in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education;	
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Paragraph of Class M.2 specify that development is permitted by Class M subject to the following conditions:

- a) The development is within the curtilage of an existing school, college, university or hospital.

The proposal would meet this condition.

- b) The development is only used as part of, or for a purpose incidental to, the use of that school, college, university or hospital.

The proposal would need to comply with this condition to be permitted development and relates to the use of the building following its completion.

- c) Any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university or hospital buildings.

No applicable in this case. The site is not upon article 2(3) land.

- d) any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered

No applicable in this case. The site is not upon article 2(3) land.

- e) where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site

Not applicable in this case. The proposal is not in relation to a school building.

- f) where proposed development under Class M relates to the erection, extension or alteration of a university building, development is permitted subject to the condition that before beginning the development the developer applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (i) transport and highways impacts of the proposed development;
- (ii) the design and external appearance of the erection, extension or alteration; or
- (iii) the impact of the development on heritage and archaeology

- g) An application required under paragraph (f) is to be made and determined in accordance with paragraph M.2A (procedure for applications for prior approval under Class M).

This prior approval application meets the requirements of paragraphs (f) and (g).

- h) development approved pursuant to an application under paragraph (f) is permitted subject to the condition that it is completed within a period of three years starting with the prior approval.

The building would need to be completed in accordance with this requirement in the event of a grant of prior approval.

- i) where proposed development under Class M relates to the erection, extension or alteration of an open prison building, before beginning development the developer must—

- (i) assess the contamination and flood risks of the development;

- (ii) identify measures to reduce, so far as practicable, any contamination or flood risks of the development;

- (iii) where the development is in an area within Flood Zone 3, carry out prior consultation in accordance with paragraph M.2B (procedure for prior consultation under Class M); and

- (iv) provide written notification to the local planning authority of the proposed development with the documents and information listed in sub-paragraph (j);

- (j) the documents and information specified in sub-paragraph (i)(iv) are—

- (i) a written description of the proposed development;

- (ii) a plan indicating the site and showing the proposed development;

- (iii) a drawing, prepared to an identified scale, showing—

- (aa) in the case of a building to be erected, the proposed external dimensions and elevations of that building; and

- (bb) in the case of a building to be extended or altered, the external dimensions and elevations of that building both before and after the proposed extension or alteration;

- (iv) the proposed commencement date;

(v)written confirmation that development will not take place on any land used as a playing field, and remaining in that use, at any time in the 5 years before the proposed commencement date;

(vi)the developer's contact address; and

(vii)the developer's email address if the developer is content to receive communications electronically.

No applicable as the proposal relates to a university building.

Assessment

This application is submitted under the prior notification procedure set out in Class M of Part 7. Therefore, applicable to the processing of this application, is whether the prior approval of the authority will be required when considered against the following considerations:

Transport and highways impact of the proposed development

The Councils Highways Team have been consulted. They have stated they have no objection to the proposal. The development is not considered to impact upon the access and servicing arrangements for the site or significantly affect the parking arrangements available at the site. Therefore it is considered that, taking account of the response of the Highways Team and the extent of the development proposal, the transport and highways impacts would be acceptable in this case.

The design and external appearance of the erection, extension or alteration

The submitted plans demonstrate a flat roof building which would be completed with a timber cladding external finish to match that of the existing building. Taking account the detail upon the submitted plans and on the basis this plan is specified as that for which this application is assessed against it is considered the proposal would not have a significant impact as a result of the design of the

development or its external appearance. This element of the proposal is therefore concluded to be acceptable.

The impact of the development on heritage and archaeology:

The site is not within a part of the site known to potentially host archaeological remnants / artefacts. The proposal is to serve an existing large relatively recent construction. The 1922 OS map shows the site as hosting terraced properties in a row of streets (Commercial Crescent, Commercial Place, Commercial Square and Commercial Street.) This has Changed, however, by the time of the 1955 OS map where these streets have been built over and the buildings upon them demolished. The building as stands at site was therefore built between 1922 and 1955.

The chances of there being archaeological remains still present, following the redevelopment of the site during the mid twentieth century, is unlikely. Therefore, in this case it is considered the impact of the development upon heritage and archaeology would not be significant in this case.

Conclusion

It is concluded that the proposal complies with the provision of Schedule 2, Part 7, Class M of the GPDO 2015 (as amended). Furthermore, the prior approval of the development in respect of the transport and highways impact of the proposed development, the design and external appearance of the building and / or the impact of the development on heritage and archaeology is not considered to be necessary in this case.

RECOMMENDATION – Details approved

Decision Authorisation – Delegated Powers

Application number – 2025/90840

I refer your submission for the development as described above.

The proposal as submitted is acceptable and subject to all works being carried out in accordance with the description contained in the notification, the Council

will not require the submission of further details. Prior approval is not, therefore, required and the works described may be carried out.

I would draw your attention to the provisions of Schedule 2, Part 7, of the General Permitted Development (England) Order 2015 (as amended), which requires that any works notified to the Council under these provisions must be carried out within a period of 3 years from the date on which the Local Planning Authority were notified. As such, the development proposed must be completed before 25th March 2028. Failing this, if you intend to carry out the works after this date, further notification will be required.

Plans and specifications schedule:-

Plan Type	Reference	Date Received
Proposed Site and Location Plan	LAWCE-AM-01-DR-A-PL-000revA	25 March 2025
Laura Annie Wilson East and South Elevation	LAWCE-AM-01-DR-A-PL-002	25 March 2025
Proposed External Wash Bay - Plans, Elevations and Sections	LAWCE-AM-01-DR-A-PL-001	25 March 2025
Application Form		25 March 2025

Report

19/05/2025

Dated: