Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application Number: 2025/62/90984/W

To: Kenneth Okafor-Anene,
StudioKAZAAD
Bartle House, 9, Oxford Court
Manchester
M2 3WQ

For: R Airey

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby refuses to permit:-

PART CONVERSION OF PART DERELICT SPACE IN FARMHOUSE TO CREATE TWO STOREY DWELLING WITH REPLACEMENT DOOR AND WINDOWS (LISTED BUILDING)

At: FLETCHER HOUSE FARM, LUMB LANE, ALMONDBURY, HUDDERSFIELD, HD4 6SZ

In accordance with the plan(s) and applications submitted to the Council on 22-Apr-2025. The reasons for the Council's decision to refuse permission for the development are:

1. The red line boundary fails to include the full access route to the public highway, and no formal details have been provided to demonstrate that a safe and suitable access can be achieved. As such, the application fails to demonstrate compliance with Policy LP21 of the Kirklees Local Plan and Paragraph 115 of the National Planning Policy Framework 2024.

2. The application fails to adequately demonstrate how domestic waste and recycling will be managed and collected. In the absence of clear and enforceable arrangements, the proposal fails to demonstrate a practical and policy compliant waste management strategy. The proposal is therefore contrary to Policy LP24(d) of the Kirklees Local Plan and Paragraph 139 of the National Planning Policy Framework.

3. The application is not supported by a Preliminary Bat Roost Assessment. This information is required to establish the potential presence of protected species. In the absence of such information, the proposal fails to comply with Policy LP30 of the Kirklees Local Plan and Paragraphs 193 and 195 of the National Planning policy Framework 2024.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	31/2503/001	Rev A	18/06/2025
Existing Detailed Layout Site Plan	31/2503/003	Rev A	18/06/2025
Existing Drawings	31/2503/005		08/04/2025
Existing Sections AA and BB	31/2503/006		08/04/2025
Existing Photos	31/2503/004		08/04/2025
Site Block Plan	31/2503/002	Rev A	18/06/2025
Proposed Drawings	31/2503/007		08/04/2025
Proposed Sections AA and BB	31/2503/008		08/04/2025
Internal Works	31/2503/009		08/04/2025
External Door Replacement	31/2503/010		08/04/2025
External Window Replacements	31/2503/011		08/04/2025
Climate Change Statement			23/04/2025
Climate Change Statement (2)			23/04/2025
Planning Statement			08/04/2025
Design and Access Statement			08/04/2025
Heritage Statement			08/04/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2024 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application, however, in the absence of satisfactory amendments regarding the red line boundary or supporting information including a Preliminary Bat Roost Assessment, the proposal remains contrary to adopted planning policy and guidance.

Where 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

Appeals to the Secretary of State

- **If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.**
- **If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:**

i) 28 days from the date of this notice where the enforcement notice has been served,
ii) 28 days of the date of service of the enforcement notice or,
iii) the specified period starting from the date of this notice,

whichever period expires earlier.

- **If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.**

- **The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.**

- **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 Inspectorate website**
  Further information on the Planning Appeal process can be found online at the Planning Inspectorates website
- **You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.**
- **The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.**
- **The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.**
- **In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.**

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- **If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.**

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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 so that we can work on continually improving our customer service. Thank you.

Dated: 02-Dec-2025

Signed:

David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Kirklees Planning Website, by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2025/62/90984/W.

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL