



Town and Country Planning Act 1990

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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2025/62/91506/W

**To: Jonathan Hobbs,
Pegasus Group
1st Floor, Gainsborough House
34-40, Grey Street
Newcastle upon Tyne
NE1 6AW**

For: NOORD DEVELOPMENTS LTD

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

**PARTIAL DEMOLITION AND CHANGE OF USE OF A FORMER CHURCH
(CLASS F1(F)) TO 7 DWELLINGS (CLASS C3) WITH ANCILLARY
LANDSCAPE AND EXTERNAL WORKS (WITHIN A CONSERVATION AREA)**

**At: SLAITHWAITE METHODIST CHURCH, STATION ROAD, SLAITHWAITE,
HUDDERSFIELD, HD7 5AW**

**In accordance with the plan(s) and applications submitted to the Council on 06-
Jun-2025, subject to the condition(s) specified hereunder:-**

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP1, LP2, LP3, LP7, LP11, LP21, LP22, LP24, LP28, LP30, LP35 and LP52 of the Kirklees Local Plan, Principles 4, 5, 6, 12, 13, 14, 15, 16, 17 and 19 of the Council's adopted House Builders Design Guide, the Council's adopted Highways Design Guide and the policies within Chapters 2, 4, 5, 11, 12, 14, 15 and 16 of the National Planning Policy Framework

3. The areas annotated 'reclaimed stone' upon drawings AL(05)125 P1 & AL(05)122P1 shall externally faced with natural stone that has been reclaimed from the section of the demolished section of the building and/or match that of the existing building in all respects and be retained thereafter.

Reason: To ensure an acceptable visual appearance of the development and preserve the setting of the Conservation Area to accord with policies LP24 and LP35 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide and policies contained within Chapters 12 and 16 of the National Planning Policy Framework and pursuant to the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. The materials of construction and colour finishes of the development hereby approved shall be in accordance with those as set out upon submitted drawings referenced AL(05)125RevP1, AL(05)123RevP1, AL(05)122RevP1, AL(05)121RevP1, AL(05)120RevP1, AL(05)124RevP1. The development shall not be brought into use until it has been completed with the materials of construction and colour finishes as set out upon submitted drawings referenced AL(05)125RevP1, AL(05)123RevP1, AL(05)122RevP1, AL(05)121RevP1, AL(05)120RevP1, AL(05)124RevP1 which shall thereafter be retained.

Reason: To ensure the development has an acceptable visual impact and in the interest of preserving the historic and architectural interest/setting of the heritage asset to accord with policies LP24 and LP35, policies within Chapters 12 and 16 of the National Planning Policy Framework and pursuant to the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. No external artificial lighting shall be erected within the site, unless and until details of size, location, orientation, lighting level and any associated fixing apparatus have first been submitted to and agreed in writing by the Local Planning Authority. The submitted scheme shall demonstrate conformance with established guidance document Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night. The submitted scheme shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. No external artificial lighting shall be erected within the site other than that which has been approved by this condition which shall be retained thereafter.

Reason: In the interests of biodiversity and to ensure the development has an acceptable visual impact and in the interest of preserving the historic and architectural interest/setting of the heritage asset to accord with policies LP24, LP30 and LP35 of the Kirklees Local Plan and policies within Chapters 12, 15 and 16 of the National Planning Policy Framework.

6. All glazing and ventilation shall be in accordance with part 4.2 of the submitted noise assessment (ref: 0105251).

Reason: To ensure the development has an acceptable impact for future occupiers as a result of noise to accord with policies LP21 and LP52 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework.

7. The solar panels upon submitted plans AL(05)113RevP1 & AL(05)121RevP1 hereby approved shall be constructed using black glass and black frames only and retained as such thereafter.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset to accord with policies LP24 and LP35, policies within Chapters 12 and 16 of the National Planning Policy Framework and pursuant to the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. The solar panels upon submitted plans AL(05)113RevP1 & AL(05)121RevP1 hereby approved shall be non-reflective and retained as such thereafter.

Reason: In the interest of preserving the historic and architectural interest/setting of the heritage asset to accord with policies LP24 and LP35, policies within Chapters 12 and 16 of the National Planning Policy Framework and pursuant to the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. The development shall not be brought into use until the waste storage area annotated 'Refuse' and shaded in light grey upon submitted drawing ref: AL(05)110RevP1 has been provided for the use of all occupiers of the development hereby approved. The waste storage area shall thereafter be retained for the storage of wastes only and for use by all occupiers of the development hereby approved.

Reason: To ensure adequate waste storage arrangements are provided in the interests of residential amenity and access and highway safety to accord with policies LP21 and LP24 of the Kirklees Local Plan, principle 19 of the Housebuilders Design Guide SPD and policies within Chapters 9 and 12 of the National Planning Policy Framework.

10. The development shall not be brought into use until the cycle storage area annotated '7 cycle spaces' and shaded in light grey upon submitted drawing ref: AL(05)1109RevP1 has been provided for the use of all occupiers of the development hereby approved. The cycle storage area shall thereafter be retained for the storage of cycles only and for use by all occupiers of the development hereby approved.

Reason: To ensure adequate cycle storage arrangements are provided in the interests of providing sustainable modes of transport and access and highway safety to accord with policies LP20, LP21 and LP24 of the Kirklees Local Plan, and policies within Chapter 9 of the National Planning Policy Framework.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulations of the Conservation of Habitats and Species Regulations 2017. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Date Received
Existing Location Plan	AL(05)001RevP1	6th June 2025
Basement Demolition Plan	AL(05)029RevP1	6th June 2025
Existing Front Elevation	AL(05)024RevP1	6th June 2025
Existing Front Elevation	AL(05)020RevP1	6th June 2025
Existing Rear Elevation	AL(05)022RevP1	6th June 2025
Existing Side (East) Elevation	AL(05)023RevP1	6th June 2025
Existing Side (East) Elevation 2	AL(05)025RevP1	6th June 2025
Existing Side Elevation	AL(05)021RevP1	6th June 2025

Plan Type	Reference	Date Received
Existing Ground Floor Plan	AL(05)010RevP1	6th June 2025
Existing First Floor Plan	AL(05)011RevP1	6th June 2025
Existing Basement Plan	AL(05)009RevP1	6th June 2025
Existing Roof Plan	AL(05)012RevP1	6th June 2025
Basement Demolition Plan	AL(05)029RevP1	6th June 2025
Ground Floor Demolition Plan	AL(05)030RevP1	6th June 2025
First Floor Demolition Plan	AL(05)031RevP1	6th June 2025
Proposed Front Elevation	AL(05)120RevP1	6th June 2025
Proposed Front Elevation (02)	AL(05)124RevP1	6th June 2025
Proposed Rear Elevation	AL(05)122RevP1	6th June 2025
Proposed Side (East) Elevation	AL(05)125RevP1	6th June 2025
Proposed Side (East) elevation 01	AL(05)123RevP1	6th June 2025
Proposed Ground Floor Plan	AL(05)110RevP1	6th June 2025
Proposed First Floor Plan	AL(05)111RevP1	6th June 2025
Proposed Second Floor Plan	AL(05)112RevP1	6th June 2025
Proposed Basement Floor Plan	AL(05)109RevP1	6th June 2025
Proposed Roof Plan	AL(05)113RevP1	6th June 2025
Proposed Section A-A	AL(05)130RevP1	6th June 2025
Climate Change Statement		6th June 2025
Preliminary Ecological Appraisal dated 13th March 2025		6th June 2025
Heritage Statement	Issue P1	6th June 2025
Site Accessibility Audit	J000596-SR01	6th June 2025
Noise Impact Assessment	0105251	6th June 2025
Planning Statement	P25-0766	6th June 2025
Design and Access Statement		6th June 2025
Application Form		6th June 2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 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 2015 and otherwise actively engaged with the applicant in dealing with the application. Further information was requested, and subsequently submitted, following receipt of the response of the Council's Conservation and Design Team.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- **This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "submitted to and approved in writing by the Local Planning Authority".**
- **You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.**
- **This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.**
- **You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.**
- **It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.**

- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Development within a Coal Mining Area

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](http://www.mra.gov.uk)

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speeder installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

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 grant it subject to conditions, 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 relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:
 - i) **28 days of the date of service of the enforcement notice, or**
 - ii) **within the specified period, starting on 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 <https://www.gov.uk/appeal-planning-decision>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.**

- 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: 29-Aug-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 Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search planning applications and decisions' and by searching for application number 2025/62/91506/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
