

Planning Statement

Site Address: 26 Westgate, Honley

Applicant: Miss. M. Wilson



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Society, 20 Victoria Street, Holmfirth, HD9 7DE

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1 Introduction

- 1.1.1 This Planning Statement has been prepared by Hollistic Planning Limited ['Hollistic Planning'] on behalf of Miss M. Wilson ['the Applicant'].
- 1.1.2 The Planning Statement informs a full planning and Listed Building Consent application submitted for the consideration and determination of Kirklees Metropolitan Borough Council ['KMBC' or 'the Council'].
- 1.1.3 This full planning and Listed Building Consent application seeks permission for the following development:
- 'Conversion from 1 no. residential property (Use Class C3) to beauty salon (Use Class E), with associated works including minor internal and external alterations to a Listed Building'*
- 1.1.4 The application site ['the Site'] is No. 26 Westgate, Honley, HD9 6AA.
- 1.1.5 The Site comprises a mid-terraced property with four floors including cellar and attic room. It is a Grade II listed building and located in both the established Honley District Centre and the defined Honley Conservation Area. The Site is also located within the Landscape Character Area 6 (Honley Village Centre), as defined by the Holme Valley Neighbourhood Development Plan.
- 1.1.6 The property has undergone various internal and external alterations, including conversions from residential to commercial, and then returning to residential use (its current lawful use).
- 1.1.7 The Applicant is seeking to purchase the property, subject to securing planning permission and Listed Building Consent. The Applicant, a registered community nurse who has been running her own business since 2019, wishes to use the property as a business premises.
- 1.1.8 This Planning Statement provides:
- A description of the application site and its relevant planning history;
 - An overview of the proposed development;
 - A summary of the relevant planning policy context;
 - An assessment of the proposed development against planning policy, namely against the matters of the principle of the conversion, and heritage; and
 - An overarching conclusion.

1.2 Application Pack

1.2.1 This Planning Statement forms part of the application pack submitted for the consideration of KMBC. The planning application is informed by the following documents and drawings:

- Requisite Application Form;
- Location Plan – Drawing Number 25-03-LP-01;
- Existing Plans (Sheet 1 of 2) – Drawing Number 25-03-EX-01;
- Existing Plans (Sheet 2 of 2) – Drawing Number 25-03-EX-02;
- Proposed Plans (Sheet 1 of 2) – Drawing Number 25-03-PL-01;
- Proposed Plans (Sheet 2 of 2) – Drawing Number 25-03-PL-02;
- Existing & Proposed Elevation – Drawing Number 25-03-PL-03;
- Proposed Sign – Drawing Number 25-03-PL-04; and
- Heritage Statement prepared by Open House Architecture.

1.3 The Applicant

1.3.1 The Applicant is an entrepreneur as well as a qualified community nurse. At 17, she enrolled on an eyelash and eyebrow course and began offering treatments from her mum's spare bedroom. At college she studied her "lifelong passion"; nursing. Whilst on the University of Huddersfield BSc Adult Nursing programme (2020-2023) and in addition to her ongoing role as a registered nurse, the Applicant provides beauty services to private clients. In January 2024, the Applicant completed advanced aesthetic training with Skin Viva Academy in Manchester; a leading provider for medical professionals. In addition to that and other qualifications, the Applicant will shortly commence the Independent and Supplementary Prescriber programme, again at the University of Huddersfield.

1.3.2 The Site presents an opportunity for the Applicant to have a base and to provide a calm, private and professional environment for her business and for her clients. The proposed physical alterations to the building are to allow for a personal, one-to-one service that reflects the Applicant's high standard of expertise, service and client care. The Site provides an opportunity for the Applicant to have a dedicated commercial premises which will better serve her current client base, whilst also allowing her to continue to serve the community through her nursing responsibilities.

2 The Site and Surroundings

2.1 The Site

- 2.1.1 The Site comprises No. 26 Westgate, located in the established District Centre of Honley. The property comprises a two storey mid-terraced property, with additional cellar and attic floor. The cellar is currently uninhabitable and used for ancillary storage.
- 2.1.2 The lawful use of the property is as one residential dwelling (Use Class C3). The property is currently vacant.
- 2.1.3 The Site is a statutory heritage designation; it is Grade II Listed. The Historic England listing description confirms it is a group listing with No. 24 and 26 Westgate. The Site is also located within the Honley Conservation Area. The listing description is set out in full at Section 2 of the Heritage Statement which informs this planning application. It confirms that the listing is exclusively related to the historic layout and external merits of the property (i.e. it is not on the basis of interior features).
- 2.1.4 The Site is located within the designated District Centre of Honley. The majority of buildings in the locality are commercial premises with active uses at ground floor. There is a mixture of commercial uses within the vicinity of the Site including but not limited to convenience and comparison retail, cafes and restaurants, public houses and bars, professional services (such as estate agents, solicitors and building society), hair and beauty salons, and medical / dental services. These provide a variety of local services and amenities to support the residential area and wider community.
- 2.1.5 Honley benefits from good accessibility with bus services to and from Huddersfield Town Centre and Holmfirth Town Centre. Honley also benefits from a local railway service which provides direct connections to Huddersfield Town Centre and Sheffield City Centre via Barnsley Town Centre.

2.2 Relevant Planning History

- 2.2.1 The recorded planning history of the Site can be summarised as follows:
- 2023/65/92963/W: Listed Building Consent for change of use and alterations to offices to form one dwelling (within a Conservation Area)
– Granted on 5 December 2023;

- 2023/92934: Change of use and alterations to offices to form one dwelling (Listed Building within a Conservation Area) – Granted on 5 December 2023;
- 1998/65/90456: Listed Building Consent for installation of roof light (within a Conservation Area) – Consent Granted on 8 April 1998;
- 1999/65/91623: Listed Building Consent for installation of an external flue (within a Conservation Area) – Consent Granted on 10 August 1999;
- 2007/91833: Listed Building Consent for internal alterations (within a Conservation Area) – Consent Granted on 21 June 2007; and
- 2006/65/95169/WC: Listed Building Consent for internal refurbishment (including conversion of cellar) to provide protected stairwell throughout the building (within a conservation area) – Refused on 13 February 2007.

2.2.2 The 2006 Listed Building Consent application proposed removal of an original staircase which prompted the refusal of the application. The reason for refusal was as follows:

“It is considered that the proposal would have an adverse impact upon the character of the listed building since it would involve the removal of an original staircase for which satisfactory justification has not been submitted, contrary to Policy BE3 of the Unitary Development Plan.”

2.2.3 The application was informed only by a drawing which showed existing and proposed floor plans and elevations. No Heritage Statement (or other form of assessment) informed the application.

2.2.4 With the exception of the 2006 Listed Building Consent application, the planning history confirms that the property has undergone conversion and physical alterations in recent years which have been supported by the Council. This includes external alterations to the Site. By virtue of these being approved by the Council it confirms that the works were not deemed to be to the detriment of the historic significance of the property.

Neighbouring Applications

2.2.5 In the past ten years, planning applications relating to properties on Westgate have typically sought permission for external alterations and development proposals which promote effective use of buildings as well as promoting the viability and vitality of Honley District Centre. These applications have all been supported by the Council. A summary of the applications approved by the Council is provided at Appendix 1 of this Planning Statement.

3 The Proposed Development

3.1.1 This full planning and Listed Building Consent application seeks permission for the following development:

'Conversion from 1 no. residential property (Use Class C3) to beauty salon (Use Class E'), with associated works including minor internal and external alterations to a Listed Building'

3.1.2 The two main components (conversion, and physical alterations) are summarised herein.

3.2 Proposed Conversion

3.2.1 This application proposes conversion of the property from a vacant residential dwelling (Use Class C3) to a beauty salon (Use Class E).

3.3 Proposed Physical Alterations

3.3.1 To enable the property to function effectively and efficiently to support her business and to offer private treatment rooms which provide a hygienic and pleasant environment for clients, the Applicant proposes minor physical alterations to the interior and exterior of the building. The Applicant also proposes works which are intended to enhance the aesthetics of the property from both the interior and exterior. The proposed alterations are confirmed on the planning drawings and summarised herein.

3.3.2 Internally, the proposed physical alterations to the property are summarised as follows:

- The existing (poorly maintained) cellar stairs will be refurbished to provide suitable access to the ground floor;
- To create the entrance to the cellar steps, a section of supporting timber wall to the existing ground to first floor staircase will be removed (not understood to form historic fabric of the property);
- The walls and floor of the cellar will be lined with timber stud to make the space habitable and allow it to be efficiently used;
- Some modern domestic features (e.g. the existing ground floor kitchen) will be lightly 'stripped out' of the property;

- The ground floor will be subdivided to form two spaces (a reception area and a smaller treatment room);
- A section of the existing ground floor to first floor staircase will be removed (this is not believed to be historic fabric of the building);
- No alterations to the current floor plan are proposed to the first floor.
- New fitted cabinetry and sinks will be installed at first floor including new sanitaryware to update a modern bathroom;
- Minimal physical alterations are proposed to the attic (second) floor. An existing modern timber balustrade to the top of the stairs between first floor and the attic space will be removed and replaced with a glass balustrade; and
- The first floor and attic floors are covered with historic floorboards. To retain and protect these and to ensure the surfaces are hygienic to accommodate the proposed commercial use, these floorboards will be overboarded with plywood.

3.3.3 Externally, the following works are proposed to the property:

- The existing modern uPVC external door will be replaced with a new painted composite door in a 'cottage' style. The door is to be painted 'Pebble Grey' (RAL 7032);
- The existing uPVC window frames will also be painted 'Pebble Grey' (RAL 7032);
- A new hanging sign will be installed above the entrance door. This will be mounted on a black painted metal bracket and fixed into mortar joints of the existing external wall (a style and fixture approach which is consistent with other commercial properties on Westgate). The signage will have a height and width of 500mm and be of RAL 7032 'Pebble Grey' background colour with the prospective occupier's company logo upon it;
- 2 no. external lights will be installed on either side of the entrance door to provide illumination for the entrance steps; and
- Frosted privacy film is proposed to cover the first floor windows and partially cover the ground floor windows.

4 **Planning Policy Context**

4.1 **Development Plan**

4.1.1 The Development Plan for the Council comprises the following:

- The Kirklees Local Plan Strategy and Policies [KLPS], adopted on 27 February 2019;
- The Kirklees Local Plan Allocations and Designations [KLPAD], adopted on 27 February 2019; and
- The Holme Valley Neighbourhood Development Plan [HVNDP], adopted by the Council on 8 December 2021.

4.1.2 The acceptability of the proposed development in planning terms can be assessed against the following principles:

- Principle of development; and
- Heritage.

4.1.3 The policies of greatest relevance to this application proposal are as follows:

Principal Relevant KLPS Policies:

- Policy LP 1 – Achieving sustainable development;
- Policy LP 2 – Place shaping;
- Policy LP 3 – Location of new developmen;
- Policy LP 7 – Efficient and effective use of land and buildings;
- Policy LP 13 – Town centre uses;
- Policy LP 24 – Design; and
- Policy LP 35 – Historic environment

Principal Relevant KLPAD Policies:

- Local Plan ID DCB4 – Honley District Centre

Principal Relevant HVNDP Policies:

- Policy 1 – Protecting and Enhancing the Landscape Character of Holme Valley;
- Policy 2 – Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design;
- Policy 7 – Supporting Economic Activity;

- Policy 8 – Facilitating Development in Holmfirth Town Centre and Honley District Centre and Brockholes and New Mill Local Centres; and
- Policy 12 – Promoting Sustainability.

4.1.4 The Site is also located within the Landscape Character Area 6 (Honley Village Centre), as defined by the Holme Valley Neighbourhood Development Plan.

4.1.5 A summary of the above policies is enclosed at Appendix 2.

4.2 *Material Considerations*

4.2.1 Material considerations to the determination of this application include local and national documents, namely those listed as follows:

- The National Planning Policy Framework [‘NPPF’], published in December 2024;
- Legislation including the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); and
- Planning Practice Guidance [‘PPG’], various dates.

5 Planning Assessment

- 5.1.1 The following matters are considered as part of the planning assessment of the proposed development against the Development Plan:
1. The principle of the development (i.e. the conversion); and
 2. Consideration of Heritage.

5.1 Principle of Development

- 5.1.1 The Site comprises a vacant residential property located in the designated District Centre of Honley, where the majority of neighbouring buildings benefit from active uses at ground floor. There is a mixture of commercial uses within the vicinity of the Site including but not limited to convenience and comparison retail, cafes and restaurants, public houses and bars, professional services (such as estate agents, solicitors and building society), hair and beauty salons, and medical / dental services.
- 5.1.2 The Council's Development Plan supports proposals which seek to improve the economic, social and environmental conditions of an area, which include the activation of ground floors in commercial areas, such as the District Centre of Honley, and proposals which enable designated centres to provide a range of uses to serve the local community, businesses and visitors.
- 5.1.3 The proposed development is for efficient use of the currently vacant property which is located within a highly sustainable location. The property has previously been used as a commercial premises. In assessing the 2023 planning application (Ref: 2023/65/92963/W) (with associated Listed Building Consent application), the Council considered if the loss of job opportunities served by the property through conversion to residential would conflict with the Council's policies which promote the aims of District Centres. Whilst it was not considered that the conversion to residential would cause significant harm to the vitality of the District Centre, it is deemed that the re-instated of the property for commercial uses supports the Council's ambitions to promote active uses, economic activity and offering a range of services and amenities within the established centres.
- 5.1.4 Whilst the lawful use of the Site is currently residential, it is unoccupied. Given that it does not make a significant contribution to the Council's available housing supply and it is located in a commercial designation which supports commercial uses, it is considered that the conversion from residential to commercial is acceptable in this regard.

- 5.1.5 The Site does not benefit from dedicated car parking facilities, however there is a car park at Westgate (a 2 minute walk from the Site) and another car park at New Street (a 1 minute walk from the Site). There is also off-street car parking available on neighbouring streets.
- 5.1.6 Honley benefits from good connectivity by bus and train. The First Bus operator services include the 308 which runs through the village. The 310, 314, 316 and XII services all stop at Honley Bridge (approximately a 6 minute walk from the Site). These offer regular local services. Honley Railway Station is located a 16 minute walk from the Site. This offers direct connections to Huddersfield Town Centre, Barnsley Town Centre, and Sheffield City Centre, as well as more localised stations. The proposed commercial use is therefore sustainably located and can offer staff and clients opportunities to travel by public transport.
- 5.1.7 The Development Plan promotes economic sustainability, which is echoed further in national policy. HVNDP Policy 7 confirms that *“proposals will be supported which result in the creation or sustainable expansion of existing and new businesses... particularly those defined as micro (sole traders or those with fewer than ten employees”*. It continues to confirm that *“Business development which involves the sensitive conversion or redevelopment of existing buildings or makes use of a previously developed site will be particularly encouraged.”* The proposed development seeks to accommodate a growing business and independent sole traders through a sensitive conversion of an existing building.
- 5.1.8 When assessing heritage against the proposals of the 2023 planning application, the Officer Report states the following:
“The building would benefit from being brought into a secure and continued use which would reduce the risk of the building falling into disrepair... it is considered the proposed change of use is acceptable in principle in this case.”
- 5.1.9 With the benefit of the assessment made by Open House Architecture, it is deemed appropriate to make the same assessment for this proposed conversion from residential to commercial use.
- 5.1.10 In conclusion, when assessing the principle of the proposed conversion from residential to commercial floorspace, it is considered the proposal meets the requirements of the Development Plan, including but not limited to Policies of LP 1, LP 2, LP 3, LP 7, LP 13 and LP 24 of the KLPSP, the site being included within the Honley District Centre boundary as set out in the KLPADP, and Policies 7 and 8 of the HVNDP.

- 5.1.11 It is also considered acceptable with consideration to NPPF Sections 2 ('Achieving sustainable development'), 7 ('Ensuring the vitality of town centres') and 11 ('Making effective use of land').

5.2 Consideration of Heritage

- 5.2.1 The Council's Development Plan requires development proposals to promote good design by ensuring high levels of sustainability, including re-use and adaptation of existing buildings where practicable. The proposed development seeks to deliver this objective, whilst also having appropriately considered the historic significance of the property.
- 5.2.2 The Applicant appointed Open House Architecture to inform the design process and to assess the proposals against the significance of the building as a Grade II listed asset.
- 5.2.3 John McSeveney is the Founding Director of Open House Architecture. Mr McSeveney studied for a Professional Diploma in Sustainable Architecture at the Centre for Alternative Technology. Since completing his studies, Mr. McSeveney has worked on a number of award-winning refurbishments to Grade II and Grade II* listed buildings. In addition to being a RIBA Chartered Architect, Mr McSeveney is a RIBA Conservation Registrant and member of the Association of Environmentally Conscious Building.
- 5.2.4 Following their role in the design evolution phase, Open House Architecture prepared the architectural drawings and the associated Heritage Statement which inform this application. As a result, any physical internal or external alterations have assessed against the significance of the property and where works are proposed as part of this application they have been deemed sympathetic to the building, most notably to historic fabric of the property. There are also instances where proposed works are to enhance the historic environment. The latter includes the replacement of the existing uPVC external door which is proposed to be replaced with a composite door – a betterment in terms of the materiality in the context of the listed building as well as Honley Conservation Area.
- 5.2.5 A summary of the physical alterations and how these are sympathetic and appropriate to the context of the statutory designation of the property (and wider Conservation Area) can be summarised as follows:
- The proposed dry-lined process to the walls and floor of the cellar will have minimal impact on the existing fabric of the building, and the new timber studwork can be removed if required in the future;

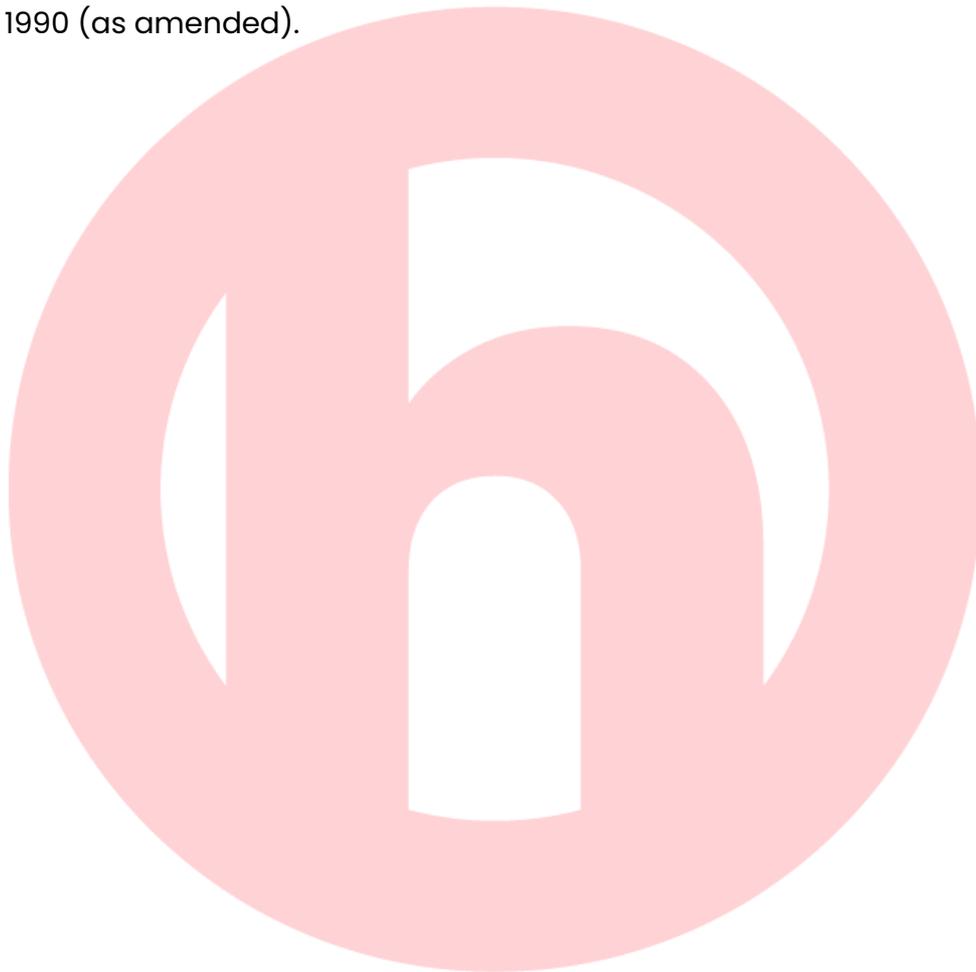
- The mechanism of the subdivision at ground floor will be facilitated by a lightweight glazed partition which could be removed in the future;
- The creation of the second space on the ground floor will still allow the original room proportions to be seen;
- The installation of new cabinetry and sinks can easily be removed in the future (if required / desired) and will have minimal impact on any historic fabric;
- The removal of the existing modern timber balustrade to the attic floor, and proposed replacement with a glass balustrade will result in no loss of historic fabric;
- The proposed privacy film is internally applied to windows and can be easily removed with no harm to any historic fabric;
- The proposed overboarding of historic floorboards will be reversible, protect the historic surfaces, and have minimal impact on the historic fabric of the property; and
- The proposed external lights will be sympathetic, small, modern and require minimal fittings, with fixing holes will be drilled into the mortar gaps rather than stone (to therefore avoid works to the historic fabric of the building).

5.2.6 The Heritage Statement which informs this application concludes the following:

“The proposed change of use and internal alteration of 26 Westgate, Honley seek to repurpose the property as a commercial premises which can be used as a beauty salon. The proposed change will have a minimal, or no, impact on the surviving historic fabric of the building and its outward appearance will have minor cosmetic alterations which should enhance the principal elevation.”

5.2.7 Accordingly, the proposed development seeks to effectively re-use the existing building whilst also proposing physical alterations which avoid harm to the relevant heritage assets; the Grade II Listed Building and also the Honley Conservation Area in which the Site is located. Materials have been selected which not only complement the design of the building but also can be sympathetically removed at a later date if desired. The proposed works provide an opportunity to effectively use and enhance the existing property, and ensure it is occupied to preclude opportunity to falling into disrepair.

5.2.8 The proposed internal and external alterations to the property have been strongly considered against the significance of the Site as a Grade II Listed Building, and the Site being located within the designated Honley Conservation Area. As such, the proposal is considered to be compliant with the Council's Development Plan, namely KLPSP Policies LP 1, LP 2, LP 24 and LP 35, HVNDP Policies 1, 2, 7, 8 and 12 and the site being within the Landscape Character Area 6 (Honley Village Centre). It is also compliant with NPPF Chapters 12 ('Achieving well-designed places') and 16 ('Conserving and enhancing the historic environment') and the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).



6 Conclusion

- 6.1.1 This Planning Statement informs a full planning and Listed Building Consent application proposing conversion of a property located within Honley District Centre. The application also proposes associated works including internal and external physical alterations to accommodate the proposed commercial use. The description of development is as follows:

'Conversion from 1 no. residential property (Use Class C3) to beauty salon (Use Class E'), with associated works including minor internal and external alterations to a Listed Building'

- 6.1.2 To effectively re-use the existing property, a series of internal and external alterations are required.

- 6.1.3 The Site is currently vacant. The principle of the conversion from residential to commercial floorspace will promote active uses as well as the wider viability and vitality of Honley District Centre.

- 6.1.4 The Applicant appointed Open House Architecture to inform the design evolution phase. Open House Architecture provides specialist heritage architectural services. The proposed internal and external works have been assessed by a highly experienced and qualified heritage expert. Open House Architecture reviewed these desired physical alterations and assessed them against the historic significance of the property. The associated Heritage Statement concludes that:

"The proposed change of use and internal alteration of 26 Westgate, Honley seek to repurpose the property as a commercial premises which can be used as a beauty salon. The proposed change will have a minimal, or no, impact on the surviving historic fabric of the building and its outward appearance will have minor cosmetic alterations which should enhance the principal elevation."

- 6.1.5 This planning and listed building consent application proposes a development which is compliant with the Council's Development Plan, and relevant material considerations including national planning policy and legislation.

- 6.1.6 It is therefore respectfully requested that the Council approves this application without delay.

APPENDIX 1

Neighbouring Planning Applications

| Application Reference and Address | Description of Development | Details of Decision |
|--|--|---|
| 2024/62/92427/W Cafe Plus, 23, Westgate, Honley, Holmfirth, HD9 6AA | Change of use from cafe (Class E) to wine bar (sui generis) (within a Conservation Area) | Approved on 20 November 2024 |
| 2023/62/90145/W 12A, Westgate, Honley, Holmfirth, HD9 6AA | Change of use of first floor flat to offices (within a Conservation Area) | Approved on 22 March 2023 |
| 2021/62/91221/W Zebra Jewellery Ltd, 25, Westgate, Honley, Holmfirth, HD9 6AA | Installation of replacement shop front and roller shutter (within a Conservation Area) | Approved on 13 July 2021 |
| 2020/64/91716/W The Co-operative Food, 18, Westgate, Honley, Holmfirth, HD9 6AA | Advertisement Consent for erection of illuminated and non-illuminated signs (within a Conservation Area) | Advertisement consent granted on 23 July 2020 |
| 2019/62/93432/W The Co Operative Food, 18, Westgate, Honley, Holmfirth, HD9 6AA | Installation of new louvres to rear, 2 new Air Conditioning units to rear yard, new Key Klamp protection around new plant, replacement of 5 windows to rear, replacement shop front and erection of fence (within a Conservation Area) | Approved on 1 April 2020 |
| 2018/62/92260/W Fish And Chicks, 11a, Westgate, Honley, Holmfirth, HD9 6AA | Change of use and alterations to convert from A5 (Hot Food Take Away) to A4 (Drinking Establishment) (within a Conservation Area) | Approved on 19 September 2018 |
| 2018/62/90556/W | Change of use from cafe bar (A3) to drinking establishment (A4) (within a Conservation Area) | Approved on 2 July 2018 |

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| 13, Westgate, Honley, Holmfirth, HD9 6AA | | |
| 2017/62/91117/W Honley Post Office, Nisa Local, 13, Westgate, Honley, Holmfirth, HD9 6AA | Change of use to form ground floor and basement restaurants and cafe bar (A3) and retention of shop/post office. Change of use of first floor to office (B1) , financial (A2) & professional shops (A1). Erection of single storey side extension and alterations. (Within a Conservation Area) | Approved on 20 June 2017 |
| 2016/CLASS C/92085/W Dixon And Franks Ltd, The Old Cornmill, 15, Westgate, Honley, Holmfirth, HD9 6AA | Notification for prior approval for change of use of part of shop (class A1) to restaurants and café (class A3) | Approved on 24 August 2016 |
| 2016/62/91657/W 16A, Westgate, Honley, Holmfirth, HD9 6AA | Change of use of existing first floor flat to office (within a Conservation Area) | Approved on 10 August 2016 |
| 2014/62/93899/W 11, Westgate, Honley, Holmfirth, HD9 6AA | Change of use and internal and external alterations to ground floor A1 retail to form A3 restaurant and cafe (within a Conservation Area) | Approved on 2 April 2015 |

APPENDIX 2

Development Plan Policies

Kirklees Local Plan Strategy

| Policy Reference | Relevant Policy Wording |
|--|---|
| Policy LP 1 Achieving sustainable development | <p>When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Proposals that accord with the policies in the Kirklees Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> |
| Policy LP 2 Place shaping | <p>All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places.</p> |
| Policy LP 3 Location of new development | <p>Development proposals will be required to reflect the Spatial Development Strategy, Policy LP1 Presumption in Favour of Sustainable Development and Policy LP2 Place Shaping. This means:</p> <p>1) Development should reflect:</p> <p>a. the settlement's size and function; and b. place shaping strengths, opportunities and challenges for growth; and c. spatial priorities for urban renaissance and regeneration; and d. the need to provide for new homes and jobs.</p> |
| Policy LP 7 Efficient and effective use of land and buildings | <p>To ensure the best use of land and buildings, proposals:</p> <p>a. should encourage the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value; b. should encourage the reuse or adaptation of vacant or underused properties; c. should give priority to despoiled, degraded, derelict and contaminated land provided that it is not of high environmental value; d. will allow for access to adjoining undeveloped land so it may subsequently be developed.</p> |

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| <p>Policy LP 13 Town centre uses</p> | <p>Within Kirklees, main town centre uses shall be located within defined centres (principal town centres, town centres, district centres, and local centres).</p> <p>Centres shall provide a mix of uses to serve the local community, businesses and visitors to the district. The uses shall complement each another whilst retaining a strong retail core. Centres in Kirklees shall aim to provide a range of uses to support the daytime and evening economy.</p> <p>District Centres (such as Honley) should provide a range of shopping for everyday needs and serving specialist markets, and provide a local focus for basic financial services, food and drink, entertainment, leisure and tourist facilities, and health services.</p> |
| <p>Policy LP 24 Design</p> | <p>Proposals should promote good design by ensuring high levels of sustainability, to a degree proportionate to the proposals, through the re-use and adaptation of existing buildings, where practicable</p> |
| <p>Policy LP 35 Historic environment</p> | <p>Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset.</p> |

Kirklees Local Plan Allocations and Designations Plan



< Extract from the interactive Development Plan policies map

The Site is located within Honley Town Centre Boundary – it comprises a District Centre (Local Plan ID DCB4).

The Site is demonstrated by the red circle (as added to the plan by Hollistic Planning)

Holme Valley Neighbourhood Development Plan

| Policy Reference | Relevant Policy Wording |
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| <p>Policy 1</p> <p>Protecting and Enhancing the Landscape Character of Holme Valley</p> | <p>All development proposals should demonstrate how they have been informed by the key characteristics of the LCA in which they are located. Proposals should be designed in accordance with the character management principles in respect of landscape set out in paragraph 4.1.17 for each of the LCAs in order to avoid detrimental impact on the LCA.</p> |
| <p>Policy 2</p> <p>Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design</p> | <p>Local Character: Building designs in proposals for new development and alterations to existing buildings should respect the key characteristics and character management principles relating to built character, of the Landscape Character Area in which they are located as set out in paragraph 4.1.17. They should protect and enhance local built character and distinctiveness and avoid any harm to heritage assets including conservation areas.</p> <p>Built Form and Materials: Designs should respect the scale, mass, height and form of existing buildings in the locality and the site setting. Development should fit in with and neither dominate nor have a detrimental impact on its surroundings and neighbouring properties.</p> <p>Materials must be chosen to complement the design of the development and add to the quality or character of the surrounding environment. Local millstone grit and stone flags should be used where these are the prevailing material.</p> |
| <p>Policy 7</p> <p>Supporting Economic Activity</p> | <p><i>Supporting Businesses in the Holme Valley</i></p> <p>In addition to site allocations in the Kirklees Local Plan, proposals will be supported which result in the creation or sustainable expansion of existing and new businesses (other than retail businesses covered in NDP Policy 8), particularly those defined as micro (sole traders or those with fewer than ten employees) or small (ten to fifty employees).</p> <p>Business development which involves the sensitive conversion or redevelopment of existing buildings or makes use of a previously developed site will be particularly encouraged.</p> |
| <p>Policy 8</p> <p>Facilitating Development in Holmfirth Town Centre and Honley District Centre and Brockholes and New Mill Local Centres</p> | <p>Within Holmfirth Town Centre and Honley District Centre, development for retail, leisure, office, commercial, cultural and tourism and other main town centre uses will be encouraged where they help enhance the viability and vibrancy of the centres.</p> <p>One of the development criterion by which development proposals will be assessed against is the following:</p> <p><i>“Distinctive and detailed historic architectural features of buildings should be retained and enhanced in accordance with HVNDP Policies 2 and 4.”</i></p> |

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| Policy 12 Promoting Sustainability | Retrofitting of older properties to reduce energy demand and to generate renewable energy is encouraged where proposals are sensitive to local character. Alterations to existing properties where planning permission is required should be designed to reduce energy demand and comply with sustainable design and construction. |
| The Site is also located within the Landscape Character Area 6 (Honley Village Centre), as defined by the Holme Valley Neighbourhood Development Plan. | |

