



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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2025/70/92390/W

To: A Sarwar
94, Beaumont Park Road
Beaumont Park
Huddersfield
HD4 7AU

For: A Sarwar

**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:-**

VARIATION OF CONDITION 2 (PLANS) ON PREVIOUS PERMISSION
2021/91207 FOR DEMOLITION AND EXTENSIVE REFORMATION
EXTENSIONS TO EXISTING DWELLING

At: 94, BEAUMONT PARK ROAD, BEAUMONT PARK, HUDDERSFIELD, HD4
7AU

**In accordance with the plan(s) and applications submitted to the Council on 14-
Jan-2026 together with those plans and application(s) submitted to the Council on
01-Jun-2021 and incorporated into planning permission 2021/91207 granted on
12-Nov-2021 and subject to the condition(s) specified hereunder:-**

1. 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 so as to ensure the satisfactory appearance of the development on completion and in the interests of highway safety in accordance with Policies LP1, LP2, LP7, LP21, LP22, LP24, LP28, LP30, LP34, LP35 and LP51 of the Kirklees Local Plan, Principles 2, 5, 6 12, 13, 14, 15, 16, 17 and 19 of Council's adopted Housebuilder Design Guide, Chapters 12, 14, 15 and 16 of the National Planning Policy Framework and Section 66 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

2. The new stone to be used on the principal elevation, the brickwork to be used on the side and rear elevations and the blue slate roof tiles, shall be in accordance with the details submitted as part of application 2023/90644 for the discharge of condition no.3 of permission 2021/91207 and approved in writing by the Local Planning Authority within a letter dated 28th March 2023. The materials of construction approved by this condition shall be retained thereafter for the lifetime of the development.

Reason: So as to ensure the satisfactory appearance of the development on completion, to ensure that any future development would enhance the character and setting of the adjacent Grade II Listed Park and Garden, to accord with Policies LP24 and LP35 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

3. The new driveway as indicated on the site plan (dwg.no 2021-010(0-)-03) submitted as part of application 2021/91207 shall be laid out with a hardened and drained surface in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance; Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) this shall be so retained, free of obstructions and available for parking.

Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking and to ensure that the additional hardstanding area is appropriately drained to mitigate flood risk in accordance with Policies LP21, LP22, LP28 and LP34 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework.

4. Before the development approved by this application is first brought into use, one electric vehicle recharging point shall be provided in the parking area, as shown on the site plan (dwg.no 2021-010(0-)-03) submitted as part of application 2021/91207. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The electric vehicle charging point so installed shall thereafter be retained.

Reason: To encourage ultra-low emission vehicles in the interests of air quality and accord with the guidance contained in Policies LP24 and LP51 of the Kirklees Local Plan, Principle 18 of the Council's adopted Housebuilder Design Guide, Chapters 9, 14 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emissions Strategy.

5. The hereby approved roof terrace, shall not be brought into use until a 1.5m high obscurely glazed screen has been erected along the southern elevation. The screen shall be equivalent to or more obscure than Pilkington's Glass grade 4 privacy level. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) the screen shall be thereafter retained with the same obscure glazing privacy level.

Reason: In the interests of residential amenity, to avoid overlooking or a loss of privacy for the neighbouring properties and to ensure the safety of its users, in accordance with Policy LP24 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

6. The hereby approved roof terrace, shall not be brought into use until a 1m high screen has been erected along the western boundary of the terrace. The screen shall thereafter be retained.

Reason: To ensure the safety of the users, in accordance with Policy LP24 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

7. During the period of construction, one bat box, in the form of a Schweglar type 1FR woodcrete bat box or similar, or similar shall be incorporated into the southern facing side elevation, at least 5 metres above ground level, and not above a door or window. The bat box provided shall be thereafter retained.

Reason: To enhance the biodiversity of the development and to accord with Policy LP30 of the Kirklees Local Plan, Chapter 15 of the National Planning Policy Framework and The Conservation of Habitats and Species Regulations 2017.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting that Order) no doors, windows or any other openings (apart from any expressly allowed by this permission) shall be created at ground floor within the northern and southern facing side elevations of the dwelling hereby approved.

Reason: So as not to detract from the amenities of neighbouring property by reason of loss of privacy and to accord with Policy LP24 of the Kirklees Local Plan.

9. The development shall not be occupied until the first floor opening within the left side elevation upon submitted drawing TR-A23-0104-002revA has been fitted with obscure glazing or permanently affixed film which achieves an obscurity of pilkington level of four or equivalent. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) The obscure glazing or permanently affixed film shall thereafter be retained for the lifetime of the development.

Reason: To ensure no detrimental level of overlooking of neighbouring occupiers occurs, in the interests of the residential amenity of neighbouring occupiers and to accord with policy LP24 b of the Kirklees Local Plan, Principle 3 of the Council's adopted House Extensions and Alterations SPD and Policies within Chapter 12 of the National Planning Policy Framework.

NOTE: Construction working times Noisy construction related activities shall not take place outside the hours of: 07.30 to 18.30 hours Mondays to Fridays 08.00 to 13.00 hours , Saturdays with no noisy activities on Sundays or Public Holidays. Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists, or is likely to occur or recur. Failure to comply with a notices served using the above mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. 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.

NOTE: Electric Vehicle Charging Points

- A Standard electric vehicle charging point is one which is capable of providing a continuous supply of at least 16A (3.5kW). A 32A (7kW) is however more likely to be futureproof
- Standard charging points for single residential properties that meet the requirements specified in the latest version of “Minimum technical specification - Electric Vehicle Homecharge Scheme (EVHS)” by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets would be acceptable.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

Plans and specifications schedule: -

Plan Type submitted as part of application 2021/91207	Reference	Date Received
Location Plan and Existing Floor Plans and Elevations	2021-010(0-)01	1st June 2021
Demolition and Retention Plan	2021-010(0-)05	1st June 2021
Design and Access Statement	-	1st June 2021
Plan Type submitted as part of application 2025/92390	Reference	Date Received
Attic Floor Plan	TR-A23-0104-006	17th April 2026
3d Elevations	TR-A23-0104-003RevA	17th April 2026
Proposed Elevations	TR-A23-0104-002revA	17th April 2026
Sections Plan	TR-A23-0104-007	17th April 2026
Proposed Sections	TR-A23-0104-005	17th April 2026
Proposed Layout	TR-A23-0104-001RevA	17th April 2026

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 Planning 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. No amendments were required.

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 Telephone: (01484) 221550 for more information.

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 or 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 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 <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: 15-Jul-2026

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 and view existing planning applications and decisions' and by searching for application number 2025/70/92390/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
