Condition Discharge Information

01474 – 21 Crown House, 12, Southgate, Huddersfield, HD11DE.
Change of use of Crown House to provide student-only living.

Approval Reference – 2022/62/93932/W
October 2025

1. Condition: Commencement of Works

The development, hereby permitted, shall be begun not later than three years from the date of this permission.

No submission required.

2. Condition: To be completed in accordance with plans and specifications schedule

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.

No submission required.

3. Condition: Construction Environmental Management Plan (C(E)MP)

Prior to the commencement of development (including ground works), a Construction (Environmental) Management Plan (C(E)MP) shall be submitted to and approved in writing by the Local Planning Authority. For details of C(E)MP requirements, please refer to the condition document.

Please find further details on attached document no. 25_505 VISION - CEMP

4. Condition: Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity)

Prior to development commencing, (including demolition, ground works, vegetation clearance) a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) shall be submitted to, and approved in writing by, the Local Planning Authority. For details of CEMP: Biodiversity requirements, please refer to the condition document.

Please find further details on attached document no. 25_505 VISION - BIODIVERSITY CEMP

5. Condition: Air Quality

Prior to the construction works to the external elevations of the building commencing, notwithstanding the submitted details, a full Air Quality Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall determine the impact that the poor air quality in the area will have on the future occupiers of the proposed development and provide details of the required mitigation measures that will be provided to address any such adverse impact. The approved mitigation measures shall be implemented prior to the first occupation of the hereby approved development and shall thereafter be retained.

Please find further details on attached document no. 25_505 VISION - AIR QUALITY P9131-R1-V1 Crown House 12 Southgate Huddersfield HD1 1DE – AQA, 25_505 VISION - TRANSPORT STATEMENT 221201_757-01TS01_ISSUE

6. Condition: Noise Impact Assessment

Prior to the construction works to the external elevations of the building commencing, notwithstanding the submitted details, an updated Noise Impact Assessment specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development including road traffic and neighbouring premises shall be submitted to and approved in writing by the Local Planning Authority. For details of the report requirements, please refer to the condition document.
The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Please find further details on attached document no. 25_505 VISION - ACOUSTIC DESIGN STRATEGY J005131-8042-CW-02 - Crown House Huddersfield

7. Condition: Bin store materials

Prior to works associated with the construction of the bin store commencing, as shown on plans ref. "P-100 rev. A" and "214 Rev. C", notwithstanding the submitted details, details of all the external facing materials and their colour finish shall be submitted to and approved in writing by the Local Planning Authority. Prior to the hereby approved development being brought into use, the bin store shall be erected in accordance with the approved details and thereafter retained.

No submission required. Construction of external bin store no longer required. Bin store moved internally due to the fire strategy as per condition 8.

8. Condition: Bin store *fire safety strategy*

Prior to works associated with the construction of the bin store commencing, as shown on plans ref. "P-100 rev. A" and "214 Rev. C", notwithstanding the submitted details, a fire safety strategy for the bin store shall be submitted to and approved in writing by the Local Planning Authority. The fire safety strategy shall include access arrangements for residents and collection services, method of alarm in case of an internal fire, and fire-resistant construction details. Prior to the hereby approved development being brought into use, the bin store shall be erected in accordance with the approved details and thereafter retained.

Please find further details on attached drawing no. 18221_P-1100-I01_Fire Plan - Lower Ground Floor, 18221_P-1101-I01_Fire Plan - ground floor, 18221_P-1102-Fire Plan - 1st floor, 18221_P-1111-I01_Fire Plan – Roof, 18221_P-1112-I01_Fire Plan - 2nd to 9th floor

9. Condition: External materials

Prior to their use, notwithstanding the submitted information, details of all the external facing materials and their colour, including all cladding, glazing, and brise-soleil panels, shall be submitted to and approved in writing by the Local Planning Authority. The information shall show the intended coursing pattern and method of fixture to the building for the proposed cladding and brises soleil panels, and shall be supported by elevations, sections, and plans at a scale of 1:20. The development shall be completed using the approved materials, prior to the hereby approved building being brought into

use.

Please find further details on attached drawing no. 18221_P-7000_RevP01_Windows and Brise-soleil details, 18221_P-7001_RevP01_Green Roof and Podium detail, 18221_P-7002_RevP01_Materials Samples

10. Condition: Biodiversity Enhancement and Management Plan (BEMP)

Prior to external works and/or landscaping commencing or prior to the hereby approved development being brought into use, a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. For details of (BEMP) requirements, please refer to the condition document.

Please find further details on attached document no. 25_505 VISION - BEMP

11. Condition: Species protocol

Prior to external works and/or landscaping commencing, an 'invasive non-native species protocol' shall be submitted to, and approved in writing by, the Local Planning Authority. The protocol shall detail the containment, control, and removal of Wall Cotoneaster species on site. Thereafter the development shall be undertaken in accordance with the approved scheme.

Please find further details on attached document no. 25_505 VISION - INNS

12. Condition: Permanent closure strategy

Prior to the hereby approved development being brought into use, notwithstanding the submitted plans, a strategy for the permanent closure of one of the two internal staircases between the basement and ground floors, as shown on plan ref. "P-101 Rev. F" shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall include details of the method of closure, including technical specification for fire mitigation purposes. Prior to the development being brought into use the chosen staircase shall be closed in accordance with the approved details and thereafter retained.

Subject to subsequent submission

13. Condition: landscape works

Prior to the hereby approved development being brought into use, notwithstanding the approved plans, full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. For details of landscape works requirements, please refer to the condition document.

Subject to subsequent submission

14. Condition: Noise management plan

Prior to the hereby approved development being brought into use, a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail the control measures that will be taken to ensure that undue noise does not arise from the non-residential use of the development site and the control measures to ensure there will be no loss of amenity to the occupiers of neighbouring apartments. The approved noise management plan shall be implemented before use commences, reviewed periodically and retained thereafter.

Please find further details on attached document no. 25_505 VISION - Noise Managment Plan, Non-residential Spaces

15. Condition: Internal noise

Prior to the occupation of any residential unit on the first or ninth floors, a report that demonstrates the internal noise criteria for both daytime and nighttime as set out within BS8233 has been achieved in all residential units on the first or ninth floors, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter any noise mitigation measures so required shall be retained.

Subject to subsequent submission

16. Condition: Communal refuse storage management and maintenance plan

Prior to the hereby approved development being brought into use, a management and maintenance of the communal refuse storage, including those responsible for its operation, shall be submitted to and approved by the Local Planning Authority. Thereafter the communal refuse storage area shall operate in accordance with the approved details.

Subject to subsequent submission

17. Condition: Car Park Management Plan

Prior to the hereby approved development being brought into use, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. For details of car park management plan requirements, please refer to the condition document.

Subject to subsequent submission

18. Condition: Security and anti-terrorism mitigation measures

Prior to the hereby approved development being brought into use, a report containing the proposed security and anti-terrorism mitigation measures for the development shall be submitted to and approved in writing by the Local Planning Authority. The identified measures shall be implemented before the building is brought into use and shall thereafter be retained.

Subject to subsequent submission

19. Condition: Electric vehicle charging points

Prior to the hereby approved development being brought into use, two electric vehicle charging points shall be installed and be ready for use within the car parking spaces as shown on plan ref. "P-101 Rev. F". The cable and circuitry ratings for the charging points shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 32Amps. The provided electric vehicle charging points shall be retained thereafter.

No submission required.

20. Condition: Bike store

Prior to the hereby approved development being brought into use, the bike store provision, as shown on plan ref. "P-107 Rev. A" shall be implemented and made ready for use. Thereafter the bike store as approved shall be retained.

No submission required.

21. Condition: Communal facilities

The use of the communal facilities, including the open plan lounge, gymnasium and café, as shown on plan ref. "P-101 Rev. F", shall be ancillary to the residential use only and shall not be available for use to any person not residing within the residential use hereby approved.

No submission required.

22. Condition: Students only accommodation

The accommodation hereby permitted shall be occupied by students only, defined as persons whose main residence is elsewhere and who are enrolled on recognised fulltime courses at one of the higher educational establishments in the borough of Kirklees only and for no other purpose (including any other purpose in Class C3 and C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and reenacting that order with or without modification).

No submission required.

23. Condition: Removal of vegetation

The removal of vegetation shall be undertaken outside of the bird breeding season, March to August inclusive. If any clearance work is to be carried out within this period, a nest search by a suitably qualified ecologist shall be undertaken immediately preceding the works. If any active nests are present work which may cause destruction of nests or, disturbance to the resident birds must cease until the young have fledged.

No submission required.