

Advice to the local planning authority

Advice to the local planning authority (LPA) from the Health and Safety Executive (HSE) as a statutory consultee for developments that include a relevant building.

To LPA	Kirklees
LPA planning ref no	2025/92961
Our ref	25-0924
Site address	Crown House, 12, Southgate, Huddersfield, HD1 1DE
Proposal description	Discharge of details reserved by conditions 3 (C(E)MP), 4 (CEMP: Biodiversity), 5 (Air Quality Impact Assessment), 6 (Noise Impact Assessment), 7 (external facing materials), 8 (bin store), 9 (external facing materials), 10 (BEMP), 11 (invasive species protocol), 14 (noise management plan) on previous permission 2022/93932 for change of use of crown house to provide student-only living accommodation (sui generis) in the form of studios (198), with ancillary concierge and communal facilities including an open plan lounge, coffee bar and gym at ground floor, with laundry, car parking, cycle store, parcel store and plant rooms at basement level and associated works including the installation of new cladding and fenestration to the elevations with a new roof garden atop the building
Date on fire statement	n/a
Date consultation received	29/10/2025
Date response sent	19/11/2025

1. Substantive response for the local planning authority

Thank you for consulting HSE about this application.

Headline response from HSE
Headline Response from HSE ('content')

Scope of consultation

1.1. The above consultation relates to a variation of conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 14 of Planning Application 2022/93932 of the approved residential development granted by Kirklees Metropolitan Council on 11 May 2023.

- 1.2. The development comprises Change of use of Crown House to provide student only living accommodation (Sui Generis) in the form of studios (198), with ancillary concierge and communal facilities including an open plan lounge, coffee bar and gym at ground floor, with laundry, car parking, cycle store, parcel store and plant rooms at basement level and associated works including the installation of new cladding and fenestration to the elevations with a new roof top garden atop the building
- 1.3. The consultation relates to a proposed student accommodation block with a storey height of 35.3m served by two staircases.
- 1.4. The fire statement dated 27/11/2022 states that the adopted fire safety design standards are Approved Document B volumes 1 and 2 and British Standard 9999. HSE has assessed the application accordingly.

Previous consultation

- 1.5. HSE issued a substantive response (concern) dated 27/03/2023 in relation to a consultation received on 27/02/2023. The concerns relating to the proposed position of the external bin store compound and both staircases descending to basement level.

Current consultation

- 1.6. The current consultation was received on 29/10/2025. For the avoidance of doubt, this advice to the application and the substantive response headline are based on the information in the current application including, proposed amended floorplans, (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) and further information regarding External materials (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) which are available on the planning register.
- 1.7. HSE has no comment to make regarding the following conditions as no additional information relating to the fire safety precautions for the proposed works has been provided for these conditions; Condition 3: Construction Environmental Management Plan (C(E)MP), Condition 4: Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity), Condition 5: Air Quality , Condition 6: Noise Impact Assessment, Condition 10: Biodiversity Enhancement and Management Plan (BEMP) , Condition 11: Species protocol , Condition 14: Noise management plan.
- 1.8. The following conditions and updated information are noted and offer clarification of the previous concern regarding the bin store fire safety situation, and further confirmation of the external wall construction.

Condition 7: 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. Construction of external bin store no longer required. Bin store moved internally due to the fire strategy as per condition 8.*

Condition 8: 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.*

Condition 9: 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.*

1.9. Following a review of the information provided, pursuant to the discharge of Conditions 7, 8 and 9, the HSE is content with the fire safety design to the extent that it affects land use planning.

1.10. HSE advises that the previous substantive response (pgo-2889) is read in conjunction with this substantive response as items previously referred to are not included here.

Yours sincerely

Gareth Underhill
Fire Safety Information Assessor

Guidance on Planning Gateway One is available on the Planning Portal: [Planning and fire safety - Planning Portal](#).

This response does not provide advice on any of the following:

- matters that are or will be subject to Building Regulations regardless of whether such matters have been provided as part of the application.
- matters related to planning applications around major hazard sites, licensed explosive sites and pipelines.
- applications for hazardous substances consent
- London Plan policy compliance