Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk **Tel:** 01484 414746

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Bamforths Warehouse

Address Line 1

Station Road

Address Line 2

Address Line 3

Kirklees

Town/city

Holmfirth

Postcode

HD9 1AB

Description of site location must be completed if postcode is not known:

Easting (x)

414356

Northing (y)

408287

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Carr

Company Name

BSB LIMITED

Address

Address line 1

16 New Fold

Address line 2

Address line 3

Town/City

Holmfirth

County

West Yorkshire

Country

United Kingdom

Postcode

HD9 2DQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Samuel

Surname

Carr

Company Name

Address

Address line 1

34 Back Lane

Address line 2

Address line 3

Town/City

Holmfirth

County

West Yorkshire

Country

United Kingdom

Postcode

HD9 1HG

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

CHANGE OF USE OF GROUND AND FIRST FLOOR (LEVELS 1 AND 2) FROM B8 TO A2/B1 (RETAIL AND OFFICE), CHANGE OF USE OF LEVELS 3, 4 & 5 FROM B8 TO C3 (RESIDENTIAL), EXCAVATION AND PROVISION OF RETAINING STRUCTURE TO EXTEND CAR PARK, ERECTION OF DOUBLE GARAGE, INSTALLATION OF EXTERNAL LIFT AND FIRE ESCAPE STAIR IN PROTECTED MASONRY ENCLOSURE, INSTALLATION OF BALCONIES TO SOUTH WEST ELEVATION AT LEVELS 3, 4 AND 5 REFURBISHMENT/RENEWAL OF ROOFS, CHANGES TO SOME EXISTING WINDOW OPENINGS AND INSTALLATION OF WINDOWS AND DOORS INTO NEW AND EXISTING OPENINGS, PARTIAL RENDERING OF EXTERNAL WALLS, EXTERNAL PAVING AND BOUNDARY WALLS (WITHIN A CONSERVATION AREA)

Reference number

2015/62/91697/W

Date of decision (date must be pre-application submission)

10/05/2016

Please state the condition number(s) to which this application relates

Condition number(s)

6

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

25/05/2016

Has the development been completed?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The approved 2015 parking layout and access arrangement (ref. 2174(P2)02.1) is no longer deliverable because the consented site is now progressing with a new brewery proposal that reconfigures servicing and external areas; the apartment parking shown in 2015 would physically conflict with the brewery layout and servicing strategy. Since 2015, material policy has changed nationally and locally to support reduced or car-free development in well-located areas and to prioritise walking, cycling and public transport. The current National Planning Policy Framework asks authorities to prioritise sustainable transport modes and to use parking standards only where clearly justified, especially in town and local centres; it also supports efficient use of land and management of car dependency. Accordingly, on-site private car parking for the apartments is no longer necessary to make the development acceptable, provided safe access, disabled provision if required, cycles and servicing are secured by updated plans/conditions. Any new or retained hardstanding will still be delivered as permeable/sustainable drainage to meet the 2009 CLG/EA guidance on surfacing. On this basis, Condition 6 fails the current necessity/reasonableness tests and should be removed (or varied to reference the updated access/servicing/cycle plans) so the extant consent can be implemented in a policy-compliant, deliverable form.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Removed- see explanation

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

2025/90930

Date (must be pre-application submission)

20/10/2025

Details of the pre-application advice received

It was suggested that Condition 6 of app ref 2015/91697 should be removed prior to a positive decision being made on submitted application 2025/90930. The pending application would breach condition 6 and therefore prejudice the 2015 application.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Samuel

Surname

Carr

Declaration Date

23/10/2025

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Samuel Carr

Date

23/10/2025