

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2025/62/93069/E
Site Address:	25-27, Foundry Street, Dewsbury, WF13 1QW
Description:	Alterations to convert two shops to one shop on ground floor with installation of replacement shop fronts and two apartments on first floor (within a Conservation Area)
Recommending Officer:	Edward Cheseldine

DECISION - REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 1-Apr-26

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Officer Report

2025/93069 - 25-27, Foundry Street, Dewsbury, WF13 1QW

Site Description

25–27 Foundry Street comprises a pair of retail units. The building appears to be designed in an Art Deco style, featuring integrated stone detailing, recessed doorways, and modernist windows at first-floor level, amongst other features.

The building currently features two distinct shopfronts. The travel office has retained and reinstated high-quality original features, including timber frames and fascia. In contrast, the jeweller's shopfront incorporates a modern fascia and glazing.

The application site is located within Dewsbury Town Centre, in a Primary Shopping Area and within a Secondary Shopping Frontage. The site also lies within the Dewsbury Town Centre Conservation Area.

Application Proposal

The applicant seeks permission for alterations to amalgamate two ground-floor retail units into a single unit, including the installation of replacement shopfronts, and to provide two apartments at first-floor level.

Amendments / Negotiations

Following the receipt of comments from the Council's Conservation and Design officer, the following amendments were requested during the course of the application:

- Reduce the size of the fascia to match the level of the stone feature on the side columns.
- Maintain the recessed doorway, revealing original tiles on floor level
- Maintain one wooden door on the front façade
- Retain and extend the wooden window frames
- Materials details of the riser and fascia to be in keeping with the Conservation Area and host building.

An amended design was received reducing the size of the fascia, with details of the window frames, risers and fascia.

The proposal has been assessed on the bases on the amended plans submitted.

Public Representations

The application was advertised by way of site notice and press advertisement.

Site Notice Expiry: 08-Jan-2026

Press Advertisement Expiry: 27-Dec-2025

As a result of the publicity, no representations were received.

Relevant Planning History

23 Foundry Street.

2021/93602 – Replacement of shopfront – Permission granted

2021/93663 – Advertisement Consent for erection of illuminated sign (within a Conservation Area) – Consent granted

Dewsbury Market Place

2024/92283 - Redevelopment of market and creation of park – Granted under Regulation 3 Order.

Consultation Response

KC Conservation & Design – Verbal comments received on 05 February 2026, requesting revisions to the scheme due to harm to the conservation area.

Verbal comments received on 26 March 2026, following the receipt of amended plans. Concurred with the Officer Report.

KC Environmental Health – Verbal comments received 11 December 2025. Recommended a condition for a Noise Impact Assessment report due to the proximity to Dewsbury Market and for sound attenuation measures between the commercial premises and residential dwellings.

Policy & Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The application site is located within Dewsbury Town Centre, in a Primary Shopping Area and within a Secondary Shopping Frontage. The site also lies within the Dewsbury Town Centre Conservation Area.

Kirklees Local Plan:

- **LP 1** – Presumption in favour of sustainable development
- **LP 2** – Place shaping
- **LP 7** – Efficient and effective use of land and buildings
- **LP 13** – Town centre uses
- **LP 14** – Shopping frontages
- **LP 15** – Residential use in town centres
- **LP 18** – Dewsbury town centre
- **LP 20** – Sustainable travel
- **LP 21** – Highways safety
- **LP 22** – Parking
- **LP 24** – Design
- **LP 30** – Biodiversity & Geodiversity
- **LP 35** – Historic Environment
- **LP 52** – Protection and Improvement of Environmental Quality

National Policies and Guidance:

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** – Achieving Sustainable Development
- **Chapter 4** – Decision Making
- **Chapter 5** – Delivering a Sufficient Supply of Homes
- **Chapter 7** – Ensuring the vitality of Town Centres
- **Chapter 8** – Promoting Healthy and Safe Communities
- **Chapter 9** – Promoting Sustainable Transport
- **Chapter 12** – Achieving Well-Designed Places
- **Chapter 15** – Conserving and Enhancing the Natural Environment
- **Chapter 16** – Conserving and Enhancing the Historic Environment

Other Material Considerations:

- Kirklees Highways Design Guide SPD (2019)
- Kirklees Housebuilders Design Guide SPD (2021)
- UK Government Biodiversity Netgain PPG (2024)

- Nationally Described Space Standards (UK Gov)
- Kirklees Dewsbury Blueprint
- Kirklees Dewsbury Heritage Action Zone

Legislation

The Town & Country Planning Act 1990 (as amended).

The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990

The Planning and Compulsory Purchase Act 2004.

Section 17 of the Crime and Disorder Act 1998 (as amended)

The Conservation of Habitats and Species Regulations 2017

Assessment

The following matters are considered in the assessment below: -

- 1) Principle of Development
- 2) Impact on Visual Amenity
- 3) Impact on Residential Amenity
- 4) Impact on Highway Safety
- 5) Environment Matters
- 7) Conclusion

Principle of Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be assessed.

“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, as set out in the four sub-area statement boxes below...”

The application site is located within Dewsbury Town Centre, in a Primary Shopping Area and within a Secondary Shopping Frontage. The site also lies within the Dewsbury Town Centre Conservation Area.

Town Centre Use

The site is located within Dewsbury Town Centre. The proposals are assessed having regard to the advice in Chapter 7 of the NPPF concerning the vitality of town centres.

Kirklees Local Plan Policy LP13 is specifically relevant which states that main town centre uses shall be located within defined centres, which should provide a mix of uses whilst retaining a strong retail core, LP14 regarding Secondary Frontages are characterised by a mix of retail and other 'main town centre uses'. Within the Secondary Shopping Frontage, at street level, proposals for retail and other main town centre uses will be acceptable provided that they meet criteria a, taking into account criteria b and c which relate to the dominance of non-retail uses in a particular frontage and whether this would undermine the retail core.

Policy LP13 of the Kirklees Local Plan defines Dewsbury Town Centre as a Principal Town Centre, setting out that the role and function of such areas are as follows:

- Provide for the shopping needs (particularly for non-food goods) of residents across Kirklees.
- The main focus in Kirklees for the provision of financial and professional services; offices, entertainment; sport, leisure, arts, culture and tourism facilities; further and higher education; and health services.

The proposed use is deemed to be a retail use which is a defined main town centre use. Dewsbury town centre contains a mix of uses, in which most of the typical main town centre uses are well represented, including shops, financial and professional services and cafes plus drinking establishments. As such, against the purposes of LP13 of the Kirklees Local Plan, the proposal is considered to be acceptable, delivering a retail site in the form of a retail outlet (jewellers).

Currently on the secondary shopping frontage SSF52 there are four retail shops, two travel booking offices and one food outlet (none-retail).

Paragraph 9.19 of the Local Plan defines Secondary shopping frontages as those with 40% being in retail use.

Currently, the shopping frontage is well balanced. The proposal will result in the loss of one travel booking office the loss of the jewellers facilitates the units to become a single shop. Whilst this will reduce the number of shop fronts will be reduced from seven to six, the mix of retail opportunities is consistent with the 40% threshold set under paragraph 19.9 of the Local Plan.

Policy LP14 relates to sites within designated shopping frontages. The site is located in a Primary Shopping Area and on a secondary retail frontage, where ground-floor units are required to maintain an active retail use. The proposed change of use retains the ground-floor shop frontage, thereby remaining in accordance with Policy LP14.

Policy LP18 supports retail opportunities within the Dewsbury Town Centre Boundary. The application is a change of use of an existing retail site, it is considered to be supported by the thrust of the town centre policy as it preserves and supports the centre's retail and leisure opportunities.

The change of use is therefore considered to accord with Policies LP13, LP14 & LP18 in terms of retaining a role and function of Dewsbury Town Centre whilst introducing a main town centre use.

Change of Use to Residential Dwellings in Dewsbury Town Centre

A change of use will occur on the first-floor level of the building from a storage area associated with the existing retail shops to two, 1-bedroom dwellings.

The 2025 update of the five-year housing land supply position for Kirklees shows 4.18 years supply of housing land, and the 2023 Housing Delivery Test (HDT) measurement which was published on 12/12/2024 demonstrated that housing delivery for Kirklees for the past three years (April 2020-March 2023) has fallen below the 75% pass threshold.

As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement, it is necessary to consider planning applications for housing development in the context of NPPF paragraph 11 which triggers a presumption in favour of sustainable development. This means that for decision making "Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (NPPF Footnote 8), granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (NPPF Footnote 7) ; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

The Council's inability to demonstrate a five-year supply of housing land, or pass the Housing Delivery Test, weighs in favour of housing development but this has to be balanced against any adverse impacts of granting the proposal. The judgement in this case is set out in the officers' assessment.

In this case, two additional units would make a small contribution to that supply. Good design is a key aspect of sustainable development which contributes to creating better places. Therefore, a balance will be formed, within this assessment, against the benefits two dwellings would bring.

The site falls within Dewsbury Principal Centre, whereby policy LP13 & LP15 of the Kirklees Local Plan is relevant in encouraging development that supports a strong, diverse economy that serves the local community by encouraging the vitality and viability of existing town centres.

Paragraph 90 of the National Planning Policy Framework, supports a mixed-use (including residential) town centre that includes housing to grow and strengthen town centres.

Development is for the addition of two dwellings on the first-floor of an existing building whereby the retail unit on the ground floor retail outlet will be retained complying with LP13 paragraphs within Chapter 7 of the NPPF.

LP15 of the Kirklees Local Plan supports residential proposal in town centres where they protect the function and character of the centre in accordance with Local Plan policies. Factors of visual contribution, historic environment, residential amenity, highway safety and environmental matters will be addressed below, however considering the retail units on the ground floor will be retained the proposal is considered to be supportive of a mixed-use town centre and its acceptable to this regard.

It is considered that the provision of two additional residential units would help the overall provision of housing within the district and would therefore be in compliance with Policy LP11 of the Kirklees Local Plan. Further to this, LP7 'encourages the reuse or adaptation of vacant or underused properties'. In this case the roof space of the building will be adapted and utilised. As such, it is considered that the principle of two additional residential apartments is acceptable subject to matters regarding the historic environment, character, design and other matters.

Principal Conclusion

The application for a change of use has been assessed against policy and legislation as set in the sections above relating to the principal of development. These proposals are considered acceptable.

Impact on Visual Amenity and heritage

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby paragraph 131 provides a principal consideration concerning design which states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Kirklees Local Plan policies LP1, LP2 and significantly LP24 all also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

LP24 states that proposals should promote good design by ensuring:

“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...”

Historic Environment

The application site is located in Dewsbury Town Centre Conservation Area. The site is located opposite Dewsbury Market, which is subject to permission for regeneration works (2024/92283). Foundry Street is located at the end of two historic arcades names Kingsway and Queensway. Dewsbury Blueprint is current masterplan for the regeneration of the town centre and conservation area to increase footfall, make its offering more vibrant and varied, and also future-proof heritage. Dewsbury Market Place and Dewsbury Arcade are subject to regeneration works. Additionally, shop fronts along corporation street have been restored with historic detailing.

The application building contributes positively to the conservation area due to its original architectural style, with reinstated shop front features on the left pair, ashlar materials and details. Additionally, due to its position, located by prominent attractions it is highly noticeable adding variety and interest to the nearby Victorian building group.

28-27 Foundry Street is one pair of shopfronts set within a small two-storey Art Deco building, with an ashlar stone façade with simple detailing. The existing shop front on the left is constructed in timber, with simple detailing that replicates and takes reference from the surviving Art Deco details on the façade with ashlar riser. The shop front on the right appears modern with signage in a composite material on the fascia and column with aluminium window and door frames in gold colour. A central wooden door is set in place leading to the upper level with stain glass over. Tiles are present on the floor. All doorways are set in from the sidewalk.

Paragraphs 212 – 215 of the NPPF are clear, that where development leads to harm, it is necessary to achieve substantial public benefits that outweigh that harm or, in the case of less than substantial harm this should be weight against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Part b) of LP18 of the Kirklees Local Plan states proposals within the will be supported where they, ‘preserve and enhance the town’s cultural and architectural heritage.’

The proposed shopfront will remove historic detailing from the building and the restored shopfront which is in a style contemporary with the original building.

Wooden window frames and doorways will be replaced with a single frontage formed with modern materials, resulting a loss to detailing and character. The materials present are inappropriate resulting in a modern appearance conflicting with the traditional features and appearance of the building. The existing shopfront adjacent includes wooden window and door frames painted

in a heritage green colour with well proportioned glazing and recessed doorway revealing floor tiles.

Remnants of the historic detailing will be removed from the design of the shop front. This will include the removal of central stained-glass features, recessed doorways, wooden door frames and floor tiles.

The development, in respect of materials and design of the shopfront on the front façade would present less than substantial harm to the significance of the wider conservation area. Due to the proposed harm, it should therefore be considered if there are any public benefits to the proposal as per paragraph 215 of the NPPF.

The applicant's 'Design, Access & Heritage Statement' fails to address any public benefits from the proposal.

The application is for a change of use on the first-floor from a storage area to two single dwellings with internal changes on the ground floor to form an ancillary safe deposit area and changes to the shopfront. These changes are of some benefit to the local community, however there is no evidence that the alterations to the shop front are intrinsically linked to such benefits. Furthermore, the public benefits to the local community are limited given the shop's use and scale of residential development and would not amount to public benefits that outweigh such harm.

The applicant has indicated the front shop elevation is a requirement of the jewellery business for the purposes of theft and security by upgrading the materials of the existing front façade introducing an aluminium frames and double entrance door.

Security for businesses is important; a balance needs to be achieved between shop security and wider public and environmental interests. Kirklees Council has published guidance for security measures for shopfronts in *Huddersfield Town Centre Conservation Area: Shopfront Design Guidance (2024)* under section 8: Security. There is no evidence that alternative methods of security have been investigated and there are other solutions that could be introduced.

This application, however, removes all traditional features from ground floor of the principal elevation of the building harming the special interest of the Dewsbury Town Centre Conservation Area, public benefits would not outweigh such harm.

There are additional alterations proposed on the side elevations of the building, replacing the existing wooden frames windows with 'conservation style' upvc frames and replacing the wooden door with a composite door. Details of the replacement have not been provided. In any event a condition would be set for these details to be provided and approved by the LPA.

The proposal fails to preserve or enhance the special character and appearance of the Dewsbury Town Centre Conservation Area or its

significance, due to the removal of original features and reinstated shopfront due to the proposed materials and design which is contrary to section 72 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990. Whilst it is acknowledged that there are benefits from the proposal due to the introduction of two new dwellings, when set against the Council's overall housing targets, these benefits are minor in scale and do not overcome the identified harm to the character of the conservation area. Additionally, the public benefits arising from the proposal are limited. Overall, given the identified harm, the proposal is not considered to be acceptable in principle contrary to policies LP1, LP2, LP18, LP24 & LP35 of the Kirklees Local Plan, as well as Chapters 12 and 16 of the NPPF and section 72 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact on Residential Amenity

Section B of LP24 states development should:

'...minimise impact on residential amenity of future and neighbouring occupiers.'

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

Two new dwellings will be formed in the first-floor of an existing dwelling, where there are outlooks in the front and side elevation. These openings will remain as existing. The nearest residential building is located at 19 Foundry Street. There are no other dwellings in close proximity to the site. Existing outlooks have views towards the Dewsbury Market and side elevations of 21 Foundry Street & Kingsway Chambers. The buildings are not occupied by residents. Considering the spatial layout of the area, there will be no impact to residential neighbours.

Amenity of Future Occupiers

Policy LP24 b) of the KLP which requires proposals to provide a high standard of amenity for future occupiers.

Principle 16 of the Housebuilders Design Guide SPD states that: *"All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity for future occupiers. Although the government has set out Nationally Described Space Standards, these are not currently adopted in the Kirklees Local Plan."*

In this case the dwellings meet the floorspace standards for a single bedroom dwelling set over one floor as outlined under Nationally Described Space Standards (NDSS). Each dwelling has a suitable room for double occupancy, meeting NDSS standards.

A high standard of amenity for occupiers should not just be deduced to a calculation of floorspace but also the quality of the space provided. There is ample room within each unit to provide adequate amenity to fulfil everyday activities. Rooms are well lit due to the existing openings in the building. The dwelling will provide a suitable level of amenity for future occupiers.

Principle 17 of the Kirklees Housebuilders Design Guide SPD outlines that: *“All new houses should have adequate access to private outdoor space that is functional and proportionate to the size of the dwelling and the character and context of the site. The provision of outdoor space should be considered in the context of the site layout and seek to maximise direct sunlight received in outdoor spaces.”*

The site is located in Dewsbury Town Centre which is considered to be a sustainable location with suitable public transport networks and access to local green spaces. The application is for apartment living, therefore these factors are considered to satisfactorily meet the requirements of Principle 17.

Kirklees Local Plan Policy LP52 ensures the protection of development from noise or disturbance from nearby noise generating sources.

The development site is located opposite Dewsbury outdoor market which has the potential to impact future occupiers at times during the duration of the operation of the market. Following guidance from KC Environmental Health, a Noise Impact Assessment to determine the existing noise climate, detail the proposed attenuation/design necessary to protect the amenity of the occupants would be set as a condition. In addition, there will be a party ceiling between the retail area on the ground floor and residential accommodation on the first-floor, in order to achieve a satisfactory noise mitigation for the future occupants of the dwellings, a condition for sound insulation would be set if the application was set to be approved.

Subject to conditions, the proposal is considered to result in no adverse impact upon the residential amenity of any surrounding neighbour occupants or future occupants of the dwellings. The proposal therefore complies with Policy LP24 & LP52 of the KLP (b), principles in the Kirklees Housebuilders Design Guide SPD and Chapter 12 of the NPPF.

Impact on Highway Safety

Policy LP21 states all proposals should ensure the safe and efficient flow of traffic within the development and on the surrounding highway Network.

Policy LP22 and the Kirklees Highways Design Guide Supplementary Planning Document are relevant insofar as they relate to parking provisions.

Development includes internal changes to form a single shop with ancillary storage function and the introduction of two new dwellings within the first-floor of the building.

Foundry Street is a one-way, single-carriage road with parking spaces to the side. Parking on Foundry Street is restricted to ticket managed hours with double yellow lines. The number of visitors to the shop is considered to be similar to the existing use. Dwellings are located in a town centre area in walking distance to transport links and amenities. Given the restrictions on Foundry Street, the location of the dwellings in a town centre area and the existing use of the ground-floor units, it is not considered development will result in an impact to the existing highway network according with LP21 & LP22 of the Kirklees Local Plan.

Environmental Matters

BNG / Ecology

In terms of Biodiversity Net Gain as set out by the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The development is considered to benefit from the di minimis exemption as set out by The Biodiversity Net Gain Requirements (Exemptions) Regulations 2024.

Paragraphs 187, 193, 194 and 195 of Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers. Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

The application site is located in a bat alert layer zone and an area known to include swifts. Development is for changes to an existing building which is currently in use. There are no changes proposed to the roof section or eaves of the building. Therefore, it is not considered necessary to request further information in relation to these species. Given the alterations are minor in scale, it is not considered necessary to impose a habitat uplift.

Waste Collection

Policy LP43 of the Kirklees Local Plan, seeks to safeguard suitable waste management facilities for developments to work towards achieving the objectives and targets for recycling/recovery for waste as set out in the Waste Framework Directive. Policy LP22 also relates in terms of the ability for waste to be stored and collected so not to impact upon the existing highway network.

Details of bin storage and collection have not been included within the application information. Subject to approval, a condition would be imposed for details to be submitted and approved by the LPA in order to ensure the location of bin points is suitable to comply with LP22, LP24 & LP43.

Carbon Budget

The proposal is a small-scale development. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which will need to be adhered to as part of the construction process which will require compliance with national standards.

Conclusion

The application at 25-27 Foundry Street has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations.

Development would be harmful to the special interest of the conservation area with limited public benefits from the proposed development. It is considered that such harm would not be outweighed by these benefits.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole, constitute the Government's view of what sustainable development means in practice.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would not constitute sustainable development and is therefore recommended for refusal.

Reason(s) for Refusal

1. Due to the design and materials proposed the alterations to the shopfront façade would fail to respect the special appearance and character of the host building and wider building group, harming the significant historic interest of the building and Dewsbury Town Centre Conservation Area. The development fails to preserve or enhance the character, or setting of the designated heritage asset, being contrary to Sections 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would result in less than significant harm to the significance of a designated heritage asset for which no public benefits have been demonstrated that would outweigh this harm contrary to Chapter 16 of the NPPF (paragraphs 212 & 215) and Policies LP1, LP2, LP18, LP24 and LP35 of the Kirklees Local Plan.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location plan & Existing / Proposed floor plan	1	revB	24 March 2026
Existing / Proposed front elevation plan	2	revB	24 March 2026
Existing / Proposed side elevation plan	3	revB	24 March 2026

Plan Type	Reference	Version	Date Received
Conservation / Heritage Assessment	-	-	17 November 2025
Climate change statement	-	-	17 November 2025

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 2024 and otherwise actively engaged with the applicant in dealing with the application. Amendments were requested and received during the application period, however the plans were not considered to overcome the harm from the proposal.