

SUPPORTING STATEMENT

Proposed Change of Use from Class E
Commercial to Class C3 Dwellinghouse

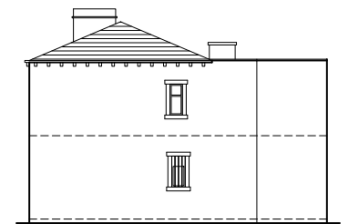
At

4 Brewery Drive
Lockwood,
Huddersfield,
HD4 6EN

Farrar Bamforth Architecture Ltd
farrarbamforth.co.uk



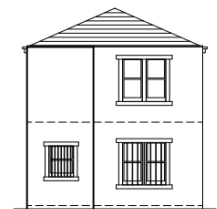
EXISTING FRONT ELEVATION
1 : 100



EXISTING SIDE ELEVATION 1
1 : 100



EXISTING SIDE ELEVATION 2
1 : 100



EXISTING REAR ELEVATION
1 : 100

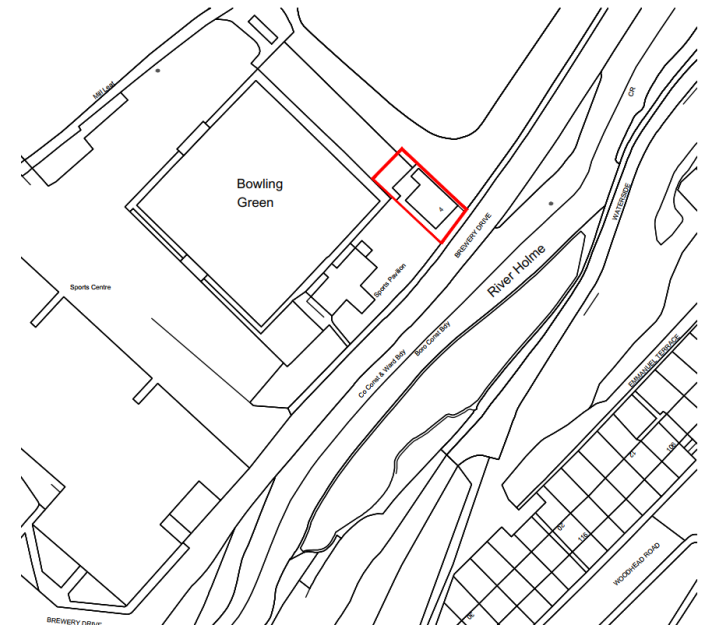
PROPOSED CHANGE OF USE

AT 4 BREWERY DRIVE, LOCKWOOD, HUDDERSFIELD, HD4 6EN

PRIOR NOTIFICATION SUPPORTING STATEMENT

[1] INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a Prior Notification Application to Kirklees Council for a Change of Use from Class E Commercial to Class C3 Dwellinghouse, to create a single, detached dwellinghouse.
- 1.2 The Proposal is to revert to its original use (Class C3) which the building had prior to its Change of Use Planning Application in 1998 (under 98/62/91278/W1). The building was believed to have been built between the years 1894 and 1908 according to a review of historic maps within the National Library of Scotland website.
- 1.3 This statement describes the matters considered in the design of the scheme and the preparation of the planning application. It should be read in conjunction with the drawings and other associated supporting documents.
- 1.4 There are no changes to the external façade of the building proposed as part of this application, with the minor exception of the removal of 3No. security grilles to make the premises suitable for residential accommodation and provide better quality natural light into the living spaces.



Location Plan of the Proposed Works (Not to Scale, Original Scale 1:1250)

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[2] LOCATION & USE

- 2.1 The site is adjacent an existing sports club (Huddersfield Rugby Union Football Club's Bowling Club) located off Brewery Drive. Huddersfield Rugby Union Football Club (RUFC) has been located in the area at least since before the 1998 Change of Use Application, as this was initially made by the same as the applicant, to convert the house "To Offices and Storage".
- 2.2 As evidenced by Google Maps "Street View", the building has been in Class E usage since at least 2012. In 2012 it was "Holme Valley Sports Injury Clinic" providing Physiotherapy services which likely fell under Class D1(a) or similar. It then appeared to have changed to a Beauty Salon in 2018-2019 under the name "Alice Beauty" which likely fell under Class A1 (shops) or similar.
- 2.3 The site is not within a Conservation Area, an SSSI or Habitat Network. The site appears to partly be within Flood Zone 2 / 3, so an accompanying Flood Risk Assessment has been attached to the application. The nearest Listed Building is the "Office Block at Lockwood Brewery" which is a Grade II Listed Building under 1287718 (Historic England, 2025), however this is sufficient distance from the building with separating buildings between meaning that it does not fall within the curtilage of this building.



Satellite Imagery of existing building at 4 Brewery Drive (Google Maps, 2025)

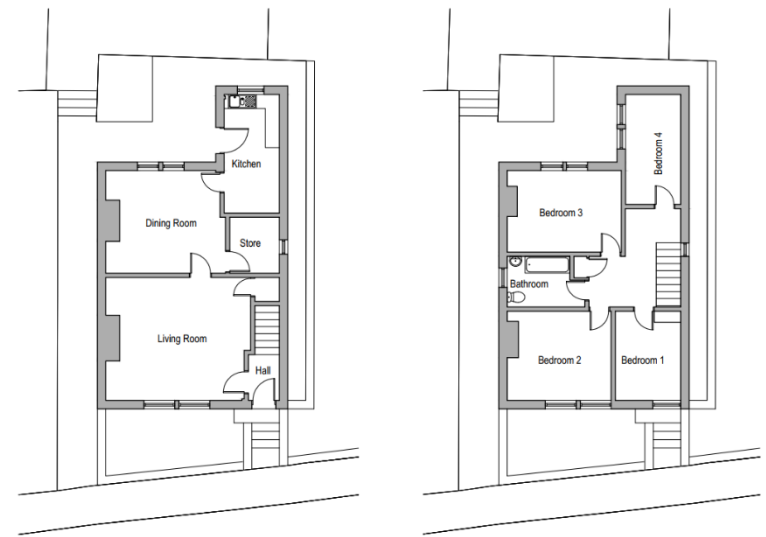
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[3] PERMITTED DEVELOPMENT

- 3.1 According to Kirklees Council (2025) the property at 4 Brewery Drive (currently named “Alice Beauty”), “has **not** had its ‘permitted development’ rights removed. This application is therefore to make a prior notification to carry out a Change of Use in accordance with the property’s permitted development rights.
- 3.2 The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 details in “Part 3” “Class MA.” a description of and the conditions for Changing Use “from Class E (commercial business and service)” to “Class C3 (dwellinghouses)” under permitted development rights (UK Government, 2015).
- 3.3 Under “MA.1-(1)” it stipulates that “Development is not permitted by Class MA... (b) unless the use of the building fell into one or more of the classes specified in sub-paragraph (2)” which include amongst other items “Class A1 (shops)”, “Class D1(a) (non-residential institutions – medical or health services)”, “Class D2e (assembly and leisure – indoor and outdoor supports)” and “on or after 1st September 2020, Class E (commercial, business and service)” (UK Government, 2015)”.
- 3.4 As evidence in 2.2 above, the building has been used for one or more of the classes specified in sub-paragraph (2) for at least 2 years and has remained Class E from the change of use classes in 2020 until the present day, therefore development is permitted under Class MA.
- 3.5 Under “MA.1-(1)” it also stipulates that the land must not be a Site of Special Scientific Interest”, “within an area of outstanding natural beauty” etc.; to the best of the applicant’s knowledge, the site does



Floor Plans of the Proposed Works (Not to Scale, Original Scale 1:100)

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not fall under any of these categories and is not occupied under an agricultural tenancy.

- 3.6 MA.2-(2) specifies the considerations that a Planning Authority may consider in a Prior Approval application. The points below have been collated to assist with these:

- (a) *“Transport impacts of the development, particularly to ensure safe site access”*

The property is sited off Brewery Drive, which already provides access to a number of vehicles visiting Huddersfield Rugby Union Football Club and other businesses.

- (c) *“Flooding risks in relation to the building”*

The Flood Risk has been acknowledged and addressed within the Flood Risk Assessment attached to the application.

- (d) *“Impacts of noise from commercial premises on the intended occupiers of the development;”*

The building is detached and a distance from the nearest commercial buildings. 2 Brewery Drive, which appears to be the nearest building, appears to be used by the Bowling Club and occasionally the Huddersfield Observatory; both activities are relatively quiet by nature.

- (f) *“the provision of adequate natural light in all habitable rooms of the dwellinghouses”*

The existing building was previously used as a dwelling house, and provides a comfortable amount of natural lights to all proposed habitable rooms, as demonstrated in the drawings.

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[4] REFERENCES LIST

Kirklees Council (2025). Find out if you need planning permission. Retrieved from <https://www.kirklees.gov.uk/beta/planning-applications/find-out-if-you-need-planning-permission/default.aspx>

Environment Agency (2025). Flood Map for Planning Service. Retrieved from <https://flood-map-for-planning.service.gov.uk>

Historic England (2025). Search the List: Map Search. Retrieved from <https://historicengland.org.uk/listing/the-list/map-search>

UK Government (2015). The Town and Country Planning (General Permitted Development) (England) Order 2015, SCHEDULE 2. Retrieved from <https://www.legislation.gov.uk/uksi/2015/596/schedule/2>

Google Maps (2025). Google Maps. Retrieved from <https://www.google.com/maps/> Imagery copyright Airbus, 2025.

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[5] APPENDIX A – SITE PHOTOGRAPHS



*Photo 01 – External partial view of existing Side 1 Elevation
(south side)*



*Photo 02 – External partial view of existing Side 1 Elevation
(north side)*

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Photo 03 – Internal view, with suspended ceiling and window manifestation where the building was a Beauty Salon.



Photo 04 – External View of the side path alongside the Side 2 Elevation (on the west side of the building)