

Advice to the local planning authority

Advice to the local planning authority (LPA) from the Building Safety Regulator (BSR) as a statutory consultee for developments that include a relevant building.

To LPA	Kirklees Council
LPA planning ref no	2026/70/90607/W
Our ref	26-0331
Site address	Crown House, 12, Southgate, Huddersfield, HD1 1DE
Proposal description	Variation of conditions 2 (plans), 3 (C(E)MP), 9 (external materials), 10 (BEMP) and removal of conditions 7 (bin store materials), 8 (bin store fire safety strategy) 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	NA
Date consultation received	23/03/2026
Date response sent	02/04/2026

1. Substantive response for the local planning authority

Thank you for consulting the BSR about this application.

Headline response from the BSR
Headline Response 'Content'

Scope of consultation

- 1.1 The above consultation relates to an application to vary conditions 2, 3, 7, 8, 9 and 10, attached to the extant permission ref 2022/93932.

Previous consultation

- 1.2 A substantive response (ref pgo-2889) was issued 27/03/2023 in relation to permission 2022/93932, with a 'concern' headline. Concerns identified related to means of escape and external fire spread from the bin store compound. It is understood that conditions were attached to permission 2022/93932 in relation to these matters.

Current consultation

- 1.3 The current consultation was received on 23/03/2026 and provides a document titled 'Removal/Variation of a condition', dated February 2026, which details the proposed variations of conditions.
- 1.4 The document proposes the replacement of approved drawings with the following drawings:
- Proposed Floor Plan P-101 Rev.G.
 - Proposed elevation drawings: P-210 Rev.C; P-211 Rev.C dated 24/02/26; and P-212 Rev.C.
- 1.5 The document also indicates that the matters affected by the proposed variation of conditions are limited to the construction and environmental management plan, bin store materials, and external materials.
- 1.6 Following a review of the information within this application, the BSR is content with the fire safety design to the extent it affects land use planning considerations.
- 1.7 However, it is noted that the proposed elevation drawings reference a number of external wall materials, but do not state the reaction to fire classification of proposed materials.
- 1.8 The above 'content' headline is conditional on all materials which become part of an external wall having a minimum reaction to fire classification of Class A2-s1,d0. The LPA may wish to verify this with the applicant. The BSR should be reconsulted if this minimum fire classification is not proposed.

Yours sincerely

Jon Bryan
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

- **London Plan policy compliance**