

FULL PLANNING
PERMISSION APPLICATION

CHANGE OF USE FROM
COMMERCIAL PROPERTY
(CLASS E) TO
RESIDENTIAL USE (CLASS C3)
(WITHIN A CONSERVATION AREA)

TO

2 NETHERTON FOLD,
NETHERTON,
HUDDERSFIELD,
HD4 7HB

ON BEHALF OF
MR & MRS SYKES

PLANNING AND HERITAGE STATEMENT

DATED: MARCH 2026

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
TEL: 01484 854848

EMAIL: paul.briggs@northerndesignpartnership.co.uk

1.0 – THE SITE AND SURROUNDINGS

1.01 – The application site comprises a small, two-storey building located on the corner of Moor Lane and Netherton Fold. The building is attached to the adjacent residential property known as No. 2a Netherton Fold.



Photograph 1 – Elevation fronting the road

1.02 – The site lies within the designated Netherton Conservation Area. The surrounding area is characterised by a mix of traditional stone-built residential properties, interspersed with small-scale commercial uses primarily focused along Meltham Road.

1.03 – Whilst the building is located within the conservation area, it does not occupy a primary frontage onto Meltham Road, which serves as the principal retail and commercial corridor within Netherton. Instead, the site occupies a secondary position, where the character is more transitional and predominantly residential in nature.

1.04 – The building’s current lawful use comprises a ground floor retail unit with ancillary office accommodation at first floor level. The use ceased in 2023. The unit has limited visibility and footfall due to its position away from the main commercial frontage, which affects its long-term viability for continued commercial use.

2.0 – THE PROPOSAL

2.01 – The application seeks full planning permission for the change of use of the building from its existing commercial use (Use Class E) to residential use (Use Class C3), forming additional living accommodation ancillary to the adjoining dwelling at No. 2a Netherton Fold.

2.02 – The proposal is intended to provide improved and more functional living space for the host dwelling, contributing to the efficient use of the existing building stock.

2.03 – All proposed works are internal in nature. These include the removal and reconfiguration of non-loadbearing stud partitions to create a more practical layout, comprising a living area, bedroom, and a shower room with WC.

2.04 – No external alterations are proposed. The building’s existing elevations, materials, and overall appearance will remain unchanged, ensuring that its contribution to the character and appearance of the conservation area is preserved.

3.0 – PLANNING CONSIDERATIONS

3.01 – Principle of Development

The proposed change of use is considered acceptable in principle. Given the site's secondary location away from the primary retail frontage of Meltham Road, the loss of a small-scale commercial unit would not undermine the vitality or viability of the local centre.

3.02 – The continued use of the building for commercial purposes is limited by its location, scale, and lack of prominence.

3.03 – Impact on the Conservation Area

As no external alterations are proposed, the development will preserve the building's existing appearance and its contribution to the conservation area. The proposal therefore accords with both national and local heritage policies.

3.04 – Design and Amenity

The proposed internal layout will provide a suitable standard of accommodation for future occupants, with an improved functional arrangement compared to the existing layout.

3.05 – The proposal will not result in any adverse impacts in terms of overlooking, overshadowing, noise, or disturbance to neighbouring properties, given that no external changes or intensification of use are proposed.

4.0 – CONCLUSION

4.01 – The proposed development represents a modest and sensitive re-use of an existing building that is no longer well-suited to continued commercial use.

4.02 – The proposal will preserve the character and appearance of the conservation area, as no external alterations are proposed.

4.03 – The development will provide a practical enhancement to the adjacent dwelling, supporting the efficient use of the site without giving rise to adverse impacts.

4.04 – For the reasons outlined above, the proposal is considered to comply with relevant national and local planning policies, and it is respectfully requested that Kirklees Council supports the application..