

**DPP Planning**

One Park Row  
Leeds  
LS1 5HN

0113 819 7280  
info@dppukltd.com  
www.dppukltd.com



Planning and Development  
Kirklees Council  
PO Box 1720  
Huddersfield  
HD1 9EL

Ref: 6831LE.L001

17<sup>th</sup> April 2026

Dear Sir/Madam,

**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR THE PROPOSED DEMOLITION OF GLASSHOUSES AT TAYLOR HILL ANIMAL CENTRE, KIRKLEES COLLEGE, CLOSE HILL LANE, HUDDERSFIELD HD4 6LE**

## Introduction

On behalf of our client, Kirklees College (the 'Applicant'), we write to apply under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to determine if prior approval is required for the demolition of glasshouses at Taylor Hill Animal Centre, Kirklees College, Close Hill Lane, Huddersfield HD4 6LE (the 'Site').

The application has been submitted via the Planning Portal today under reference PP-14854304, and the fee has been paid directly through the Portal.

In addition to this letter and the application forms, the following items have been submitted in support of this application, in accordance with the provisions of paragraph B2 of the Order:

- Completed Site Notice (to be displayed outside of the Site on Close Hill Lane)
- Application fee via delegated payment

Further to the above, and in line with the legislation, a Site Notice will be displayed onsite on submission of this application. Evidence of this can be submitted to the Local Planning Authority ('LPA') via email, following the submission of this application.

## Site Description

The Site is located approximately 1.6 kilometres from Huddersfield's town centre, as the crow flies, and is accessed from a T-junction where Close Hill Lane meets Blue Bell Hill. The Site is surrounded by woodland, with residential uses being most common in its wider surroundings.

Cardiff

**Leeds**

London

Manchester

Newcastle upon Tyne

**DPP One Limited**  
Company number 08129507  
VAT number 138284595

The wider Site is used by the Applicant to deliver educational services, specifically its classes pertaining to Animal Care and Environmental Studies. The matter that is the subject of this Prior Approval application is the glasshouses, as per **Figure 1**, which is located in the heart of the Taylor Hill Campus.



*Figure 1. Site Location Plan*

The buildings proposed for demolition comprise a group of five linked, single-storey apex roof glasshouses. As shown **Figure 2** below, the structures are of lightweight glazed construction with a metal frame and are arranged around the existing internal courtyard space.



*Figure 2. Photograph of the Glasshouse*

Historically, the glasshouses were used in connection with the College's animal and reptile teaching provision, including accommodation for reptiles prior to completion of the new reptile centre in 2021. Since the new facility was brought into use, the glasshouses have ceased to serve their original purpose and are no longer required for operational or teaching purposes.

As a result, the structures are surplus to requirement as they no longer make a contribution to the campus estate or the delivery of teaching activities and have no further use.

In addition, the buildings are now in a condition that gives rise to health and safety concerns associated with their age, form of construction and lack of ongoing beneficial use. Their removal is therefore required both to eliminate a potential risk and to improve the overall safety and functionality of this part of the campus for students.

Demolition will also allow the area to be opened up and rationalised as usable external space for students and staff, improving the quality of the campus environment and making better use of the existing gravel courtyard area.

## Proposed Development

The proposed development involves the demolition of the glasshouses in the centre of the Site. They will be dismantled manually through the careful removal of glazing, framing and associated components in sections, rather than mechanical demolition of the structures. Waste materials will be segregated, as far as reasonably practicable, and removed from Site using skips or suitable waste containers. Waste will be collected and transported by appropriately licensed waste carriers to authorised recycling or waste disposal facilities. The aim is to minimise waste sent to landfill.

After the demolition is complete, the Site of the glasshouses will be made safe, level and tidy and the gravel base renewed. The area will remain as open external space within the campus and will be left in a safe and usable condition.

The demolition is scheduled to take place between the 23<sup>rd</sup> of May 2026 and the 31<sup>st</sup> of May in order to make use of the school holidays to minimise disruption.

## Assessment against legislation

Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits 'any building operation consisting of the demolition of a building'. Paragraph B.1 sets out the criteria ((a) to (e)), under which development is not permitted by Class B. It is confirmed that the demolition of the glasshouses do not fall under any of the exemptions set out.

It is therefore necessary to consider Paragraph B.2. This paragraph sets out that development is permitted by Class B, subject to following a series of conditions. In relation to this Prior Notification of Demolition application, Paragraph B.2(b) is of relevance. The conditions, in **bold**, are responded to in turn below in *italics*.

- (i) **the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;**

*This application represents the developer's application to the LPA for a determination as to whether the prior approval of the authority is required as to the method of demolition and any proposed restoration.*

- (ii) **an application described in [paragraph (b)(i)] must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;**

*This letter serves as the written description of the proposed development. A site notice including the description of the development has been posted in the surroundings of the Site.*

- (iii) .....

*Schedule 2, Part 11, Class B, Paragraph B.2(b)(iii) omitted (23/05/2017).*

- (iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;

*As noted in relation to B.2(b)(ii) above, the Applicant will display the site notice on or near the land on which the glasshouses are to be demolished for not less than a period of 21-days. Photographic evidence of this can be provided to the LPA following submission of this application.*

Paragraphs B.2(b)(v) to B.2(b)(ix) are noted by the Applicant, and do not require any actions at this stage.

In view of the above, it is considered that the demolition of the glasshouses at the Taylor Hill Animal Centre falls wholly within the provisions of permitted development as set out within Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

## Conclusion

We trust that the enclosed and accompanying information provides you with the sufficient information to determine the application within the 28-day period. If you do have any queries or would like to arrange to visit the site, please do not hesitate to contact us.

Yours sincerely

  
Andison Iu  
Assistant Planner  
DPP