PLANNING SUPPORTING STATEMENT

Planning and listed building consent applications for the change of use and alteration of former Class E(e) clinic to form 7no. Class C2 assisted living units, including removal of existing conservatory, fire escapes and doors

Cote Royd, 7 Halifax Road, Huddersfield, HD3 3AN

May 2026

Project Title:	Cote Royd, 7 Halifax Road, Huddersfield, HD3 3AN
Report Title:	Planning Supporting Statement
Project No:	1029/26
Status:	Planning issue 22.05.26
Client:	The Bridge Community Care Ltd

CONFIDENTIALITY AND DISCLAIMER

© This report is the property of Bradley Stankler Planning**.** Its contents must not be reproduced, retained, or disclosed, either in whole or in part, without the prior written consent of Bradley Stankler Planning

No reliance may be placed on this report by any third party without the express written agreement of Bradley Stankler Planning. Any use of this report by an unauthorised party is undertaken entirely at their own risk, and Bradley Stankler Planning accepts no duty of care or liability in such circumstances.

All conclusions, opinions, and recommendations contained within this report are based on conditions prevailing at the time the work was undertaken. This document does not constitute and should not be construed as legal advice.

CONTENTS

SECTION		PAGE
1.0	Introduction	4
2.0	Planning application history	6
3.0	Development plan policy	7
4.0	National Planning Policy Framework	8
5.0	Planning policy assessment	10
5.0	Planning balance and conclusion	13

1.0 INTRODUCTION

1.1 This Planning Supporting Statement is submitted in support of a full planning application for the change of use and alteration of former Class E(e) clinic to form 7no. Class C2 assisted living units, including removal of existing conservatory, fire escapes and doors at Cote Royd, 7 Halifax Road, Huddersfield, HD3 3AN, a grade ii listed building within Edgerton Conservation Area.

1.2 The Statements sets out a description of the site and its planning history and goes on to assess the proposals in the context of relevant development plan policy and National Planning Policy Framework guidance.

1.4 A separate Heritage Supporting Statement considers the impact of the proposed development on the special interest of Cote Royd.

Site description

1.5 The application site, Cote Royd House, located at 7 Halifax Road, Huddersfield, a stone built, late Victorian former villa in a generous plot, set back from the highway behind a thick belt of trees within an enclave of 19th century, former middle-class housing. The property was built in 1861 in the gothic style and enlarged in the 1870s. It is a grade 2 listed building and is located within Edgerton Conservation Area, some 2.5km to the northwest of Huddersfield city centre.

1.6 The building was used as a dwelling up to the second world war and then converted into a hotel. In the 1970's it underwent extensive alterations providing additional single bedrooms. More recently it was converted into a dental clinic but most recently it has been used as a non-medical centre.

Proposed development

1.7 The proposed development is conversion of the existing building centre into seven apartments on two floors within the existing planform. The only external alteration is the removal of the existing. modern conservatory structure attached to the northeast elevation of the building, constructed in the late 1980s, fire escapes and doors.

1.8 The existing hardstanding to the side and the rear of the Cote Royd House would be retained as car parking and there would be no changes to the existing access arrangement off Halifax Road.

1.9 This Statement report is set out as follows. This section provides a site description and introduction to the proposed development. Section 2.0 sets out the sites planning application history. Section 3.0 identifies key development Kirklees Local Plan plan policies and 4.0 sets out relevant Framework guidance. The proposal is then assessed in the context of relevant Local Plan policy at sections 5.0. Section 6.0 then provides a summary and conclusion.

1.10 In addition to this Supporting Planning Statement the planning application comprises and is supported by the following documents;

- Planning Application Form;
- Ownership Certificate and Agricultural Land Declaration;
- OS Location Plan;
- Proposed Site Layout;
- Proposed plans and elevations;
- Heritage Statement;
- Crime and Safety Statement;
- Climate Change Statement
- Schedule of Accommodation;
- Phase 1 and CMRA reports;
- BNG exemption statement;
- Tree Survey and Impact Assessment.

1.11 This Statement should be read in conjunction with the submitted drawings and other supporting documentation.

2.0 PLANNING APPLICATION HISTORY

2.1 Cote Royd has a long Planning and Listed Building Consent history, which is summarised in the following table.

APPLICATION REF.	PROPOSAL	LINK TO PUBLIC ACCESS FILE
87/00600	Change of use of restaurant ancillary to hotel to hotel with restaurant open to general public	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=87/00600
88/01702	Erection of conservatory (Listed Building within Conservation Area)	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=88/01702
88/01704	Listed Building Consent for erection of conservatory	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=88/01704
90/02520	Listed building consent for internal refurbishment and infilling of window openings	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=90/02520
90/04690	Change of use of first floor of existing out-buildings to form staff accomodation including structural alterations and reroofing	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=90/04690
90/04691	Listed building consent for demolition of asbestos roof and reroofing in blue slate and formation upper floor staff accommodation	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=90/04691
90/06829	Variation of condition no.2 restricting opening hours to the general public on previous permission (87/62/00600/b2) for change of use of restaurant ancillary to hotel, to hotel with restaurant open to general public.	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=90/06829
94/91673	Change of use from hotel to class B1 business use (listed building)	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=94/91673
2002/92684	Change of use of existing offices to integrated health and dental practice (listed	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2002/92684

	building within a conservation area)	
2002/94170	Listed building consent for alterations to form disabled toilet. Internal alterations to form internal doorway and new glazed screen forming lobby (within a conservation area)	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2002/94170
2005/91233	Change of use of attic to form residential accommodation (listed building within a conservation area)	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2005/91233
2008/93661	Erection of conservatory (Listed Building within a Conservation Area)	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2008/93661
2008/93662	Listed Building Consent for demolition of conservatory & erection of replacement conservatory (within a Conservation Area)	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2008/93662
2009/90163	Discharge of condition 3 on previous premission2008/65/93662/W2 for Listed Building Consent for demolition of conservatory and erection of replacement conservatory (within a Conservation Area)	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2009/90163
2012/91861	Works to TPO(s) HU1/71 within a Conservation Area	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2012/91861
2015/91153	Listed Building Consent for alterations and demolition to existing dental clinic to form 7 apartments (within a Conservation Area)	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2015/91153
2015/91154	Alterations to convert existing dental clinic into 7 apartments (Listed Building within a Conservation Area)	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2015/91154
2015/94064	Work to TPO(s) HU7/71 & 53/80 within a Conservation Area	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2015/94064

2016/91518	Discharge conditions 3 (stone) and 4 (slate) on previous permission 2015/91157 for Listed Building Consent for erection of two storey extension (within a Conservation Area)	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2016/91518
2016/91855	Discharge of condition 7 (windows & doors) on previous permission no. 2015/91157 for Listed Building Consent for erection of two storey extension (within a Conservation Area)	https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2016/91855

Table 1. Planning application history

3.0 DEVELOPMENT PLAN POLICY

3.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 The Development Plan comprises the Kirklees Local Plan, Strategy and Policies adopted February 2019. Key relevant Local Plan policies are as follows:

LP1 Presumption in favour of sustainable development
LP2 Place shaping
LP3 Location of new development
LP7 Efficient and effective use of land and buildings
LP11 Housing mix and affordable housing
LP21 Highway safety and movement of traffic
LP24 Design
LP30 Biodiversity and geodiversity
LP32 Landscape
LP33 Trees
LP35 Historic environment
LP49 Educational and healthcare needs
LP51 Protection and improvement of local air quality
LP52 Protection and improvement of environmental quality
LP53 Contaminated and unstable land

3.3 The planning application is assessed in the context of these development plan policies in section 5 of this supporting statement.

4.0 NATIONAL PLANNING POLICY FRAMEWORK, DECEMBER 2024

4.1 The Government's National Planning Policy Framework, revised 2024, (the Framework) forms the relevant policy guidance at the national level for the determination of all planning applications.

4.2 As previously set out, planning law still requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The Framework is a material consideration in planning decisions.

4.3 Guidance set out in the following sections of the Framework are relevant to the assessment of the application:

- Chapter 2 Achieving sustainable development
- Chapter 4 Decision-making
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment.

4.4 Overall, the proposed development meets the three overarching objectives of the planning system, economic, social, and environmental, as defined in the Framework, as follows:

- **Economically**, the proposal represents a significant investment in Kirklees directly and indirectly creating construction and related jobs. It will support up to 40 full-time equivalent jobs across a 24-hour operational schedule, contributing to sustained employment in the locality;
- **Socially**, it will provide a much-needed care facility in a sustainable urban location, strengthening community infrastructure and meeting the significant needs of and demand for this form of specialised housing; and
- **Environmentally**, it involves the reuse of a large, brownfield site in the urban area, and commits to measurable biodiversity improvements.

5.0 PLANNING POLICY ASSESSMENT

5.1 Section 38(6) of the Planning and Compensation Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Kirklees District is the Kirklees Local Plan, adopted February 2019.

5.2 The following table identifies key Local Plan policies and provides an assessment of compliance.

LOCAL PLAN POLICY	POLICY TITLE	ASSESSMENT
LP1	Presumption in Favour of Sustainable Development	The proposal reuses a brownfield site within a sustainable urban location, delivering economic, social, and environmental benefits.
LP2	Place shaping	The proposal meets key Local Plan policy objectives thereby contributing to the Plan's place shaping aims.
LP3	Location of New Development	The site is sustainably located near services and public transport, appropriate for development of much-needed specialist residential accommodation.
LP7	Efficient and Effective Use of Land and Buildings	Development of the site as proposed is an efficient use of brownfield land at an appropriate density for supported living.
LP11	Housing Mix and Affordable Housing	The Class C2 residential use contributes to meeting the urgent need for specialist supported living.
LP21	Highways and Access	The existing access from Halifax Road is to be reused. Disabled and EV spaces and cycle parking are proposed to encourage use by staff and visitors of alternative means of transport other than the private car.

LP22	Parking	Parking provision is in accord with the development's operational requirements based on the applicants' extensive experience elsewhere and has been accepted within Kirklees district as appropriate for the proposed use which will be self-contained in parking terms. Overall, the proposal will lead to a reduced intensity of use compared with the current lawful use.
LP24/LP35	Design/Heritage	The Planning and Listed building Consent applications are supported by a Heritage Statement which demonstrates the proposed conversion will not impact on the exterior of the listed Cote Royd House or its external spaces and therefore there will be no impact on the setting of the listed building or the setting of the listed buildings in the vicinity and the Edgerton Conservation Area. The Statement concludes the minor harm to the interior of the listed building is outweighed by the heritage benefit of introducing a residential use which is closer to the original use than the existing use and securing a sustainable new use. The existing modern conservatory, redundant fire escapes and doors are considered harmful to the special interest of Cote Royd and their removal will lead to a benefit in heritage terms.
LP30	Biodiversity and Geodiversity	The application is supported by a BNG Exemption Statement confirming that no impact on protected habitats arises and that the proposal is exempt from providing net gain on this basis.
LP32	Landscape	The application site sits within a mature landscape setting. No changes in this setting are proposed.
LP33	Trees	A tree survey and impact assessment are submitted with the planning application There are no changes proposed to the existing site and the survey report and assessment confirm no impact of any existing trees will arise.
LP49	Educational and Health Care Needs	The proposal provides specialist care accommodation meeting identified local needs.

LP51	Protection and Improvement of Local Air Quality	The reuse of the existing building will lead to a reduction in the intensity of vehicle use and provides EV and cycle parking provision to minimise emissions and to protect local air quality.
LP52	Protection and improvement of environmental quality	The proposals will not lead to any increase in pollution by way of noise, or light, dust, or odour, thereby maintaining existing environmental quality. The reduction is intensity of the use leads to the potential for pollution benefits.
LP53	Contaminated and Unstable Land	The submitted Phase 1 Site Investigation Report considers historical and uses, the proximity of land fill sites and includes a Coal Mining Risk Assessment. The report confirms there is no contamination likely, no risk from landfill and mining and therefore no need for further investigation.

Table 2. Assessment of proposals against key Kirklees Local Plan polices

5.3 The proposals meet key Local Plan policy objectives and, on this basis, the proposal clearly represents sustainable development which accords with the development plan and there are no material considerations to indicate a decision should not be made in accordance with plan policies.

6.0 THE PLANNING BALANCE AND CONCLUSION

6.1 This Planning Supporting Statement presents an audit of development plan policy and National Planning Policy Framework guidance relevant to the assessment of a proposal for the conversion of Cote Royd, a grade ii listed building, to a specialist residential care use (Use Class C2) for 7no. assisted living units for adults with learning and physical disabilities.

6.2 The proposal represents a sustainable reuse of an existing building, of a high design quality, providing a purpose-built care facility that meets identified needs for specialist housing in Kirklees District. It will create 40 local jobs, deliver high-quality design, and make efficient use of land in line with the Kirklees Local Plan and Framework guidance.

6.3 Overall, the proposal represents sustainable development which accords with the development plan.

6.4 There are no material considerations to indicate a decision should not be made in accordance with plan policies and therefore planning permission should be granted without delay.