

VARIATION OF PLANNING CONDITION APPLICATION

CHANGE OF USE AND CONVERSION OF
EXISTING BUILDINGS, FORMING SPLIT-LEVEL
SIX STOREY DEVELOPMENT COMPRISING
FOUR-STOREY STAIRWELL, FOUR-STOREY
ROOF-TOP TOWER BLOCK AND ENCLOSED
COURTYARD TO CREATE 19 STUDENT
APARTMENTS AND 6 DWELLINGS FOR
GENERAL OCCUPANCY, SUB-DIVISION OF THE
RETAIL UNIT FORMING 61-63 NEW STREET

TO

61-65 NEW STREET,
HUDDERSFIELD,
HD1 2BQ

ON BEHALF OF
HD Central

DESIGN AND ACCESS STATEMENT

DATED: JULY 2026

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – PLANNING HISTORY

1.01 - Planning permission was granted on 21 March 2025 for:

“Change of use and conversion of existing buildings, forming a split-level six-storey development comprising a four-storey stairwell, four-storey rooftop tower block and enclosed courtyard to create 19 student apartments and 6 dwellings for general occupancy, and subdivision of the retail unit forming 61–63 New Street.”

The application was approved under reference **2021/62/93305/W**.

1.02 - Condition 2 of that approval states;

The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice.

1.03 – In March 2026 an application for the variation of Condition 2 was submitted. Due to the description of the proposal being too dissimilar to the original application, the application was not validated. This application conforms to the full description.

2.0 – PROPOSALS

The applicant seeks to vary Condition 2 in order to allow a number of revisions to the approved scheme. These amendments have arisen primarily due to financial considerations, which have rendered the previously approved scheme unviable.

The proposed changes focus on delivering the development within the existing building footprint and fabric, with the internal layout being altered accordingly.

2.01- Rooftop block

The previously approved rooftop extension has been simplified in this proposal. The structural walls from the existing second floor level have been extended up two storeys to form a four storey block. This extension allows a further four apartments to the development scheme.

As a result of the change to the block, the internal layouts have been revised from those previously approved.

2.02- Basement Level

Only minor internal alterations are proposed at basement level.

Externally, two ramps are now proposed to provide access to the entrance doors. These were not shown on the previously approved plans but are required to facilitate safe and practical access.

2.03- Ground Floor Level

The two retail units accessed from New Street remain as previously approved.

The layouts of the two residential apartments have been amended so that both are now accessed from the eastern staircase.

2.04- First Floor Level

To reflect the revised arrangement at the lower floors, the two apartments within the former warehouse have been altered so that both are now accessed from the eastern staircase.

Apartments 5, 6, 7, 8 and 9 are now proposed within the footprint of the existing building, with several new window openings formed in the eastern elevation as well as multiple roof lights to provide appropriate natural light.

To provide further amenity space, a communal Kitchen and Lounge space have been included on this floor.

A new staircase is proposed opposite Apartment 11 to provide a secondary means of escape for the apartments located on the second floor.

An existing staircase, located between Apartments 5 and 9, is to be reinstated and will serve apartments on the floor above.

Access into the neighbouring building at 69–71 New Street, which is also owned by the applicant, is proposed via a new opening leading onto the staircase landing. This will provide access to ten apartments.

Changes to entrance locations have resulted in some adjustments to the layouts of Apartments 10, 11, 12 and 13.

The staircase currently located within Apartment 12 is proposed to be removed. This is a simple timber staircase which does not contribute to the heritage significance of the listed building.

Overall, the first-floor layout has been simplified to improve the practicality and financial viability of the scheme.

2.05- Second Floor Level

As with the floors below, the two apartments within the former warehouse are now accessed from the eastern staircase.

Apartments 14 and 15 are proposed within the existing building footprint, with several new openings formed in the north elevation.

Changes to entrance positions have resulted in revised layouts for Apartments 18, 19, 20 and 21.

The staircase located within Apartment 20 is also proposed to be removed. This is a basic timber structure which does not contribute to the significance of the listed building.

A small external courtyard remains, which can be accessed from both buildings.

Overall, the layout of the second floor has also been simplified to support the financial deliverability of the development.

2.06- Externally

All external changes are illustrated on the proposed elevation drawings.

The four storey stairwell extension remains exactly as previously approved.

Only minor changes are proposed to the elevations fronting Albert Yard (Elevations 2 and 3). One opening is to be infilled due to the revised position of the staircase at second floor level. At ground floor level, the floor level will remain as existing, and two ramps are proposed to provide access to the lobby and bin store.

No changes are proposed to the elevation fronting New Street (Elevation 4) compared with the previously approved scheme. The roof top extension is set back from the front elevation with very little of it being visible from New Street.

Four new window openings are proposed within the east elevation at first-floor level (Elevation 5) to serve habitable rooms within Apartments 5 and 6.

Elevations 6, 7 and 8 are all hidden elevations within the development. In terms of massing and scale these vary very little in comparison to the previous approval.

Lightweight grey aluminium panels are proposed for the cladding to the rooftop block extension. The cladding will be very similar to the example shown below, which is a two storey extension to Standard House on Half Moon Street. Darker grey banding will break up the verticality of the extension.



2.07- Number of Apartments

The proposal will deliver 25 new apartments, comprising:

- 6 dwellings for general occupancy
- 19 student apartments

Schedule of accommodation:

No.	Size (SqM)	Persons
1	37	1 Bed 1 Person
2	41	1 Bed 1 Person

3	38	1 Bed 1 Person
4	41	1 Bed 1 Person
5	31	1 Bed 1 Person (Studio)
6	33	1 Bed 1 Person (Studio)
7	34	1 Bed 1 Person (Studio)
8	34	1 Bed 1 Person (Studio)
9	38	1 Bed 1 Person
10	46	1 Bed 1 Person (General Residential)
11	49	1 Bed 1 Person (General Residential)
12	37	1 Bed 1 Person (Studio)
13	40	1 Bed 1 Person (General Residential)
14	37	1 Bed 1 Person
15	40	1 Bed 1 Person
16	37	1 Bed 1 Person
17	42	1 Bed 1 Person
18	46	1 Bed 1 Person (General Residential)
19	51	1 Bed 2 Person (General Residential)
20	37	1 Bed 1 Person (Studio)
21	40	1 Bed 1 Person (General Residential)
22	40	1 Bed 1 Person
23	56	1 Bed 2 Person
24	40	1 Bed 1 Person
25	56	1 Bed 2 Person

3.00 - CONCLUSION

3.01- The proposed amendments are modest and proportionate in nature and are primarily intended to ensure the financial viability and deliverability of the development.

Importantly, the overall scale of the tower extension has been reduced when compared with the previous permission.

3.02- In light of the above, it is respectfully requested that Kirklees Council supports the proposed variation of Condition 2.