



|                                          |                    |
|------------------------------------------|--------------------|
| Application Number                       |                    |
| Date Logged                              |                    |
| Receipt No                               | Fee Received       |
| Card                                     | Other              |
| KIRKLEES COUNCIL<br>VALIDATION CHECKLIST | SUPPLY 1 COPY ONLY |

Planning - PO Box 1720, Huddersfield, HD1 9EL  
E-mail: [planning.portal@kirklees.gov.uk](mailto:planning.portal@kirklees.gov.uk) Tel: 01484 414746

## Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

|                |                                              |
|----------------|----------------------------------------------|
| Number         | <input type="text"/>                         |
| Suffix         | <input type="text"/>                         |
| Property Name  | <input type="text" value="Paulines"/>        |
| Address Line 1 | <input type="text" value="28 queen street"/> |
| Address Line 2 | <input type="text"/>                         |
| Address Line 3 | <input type="text"/>                         |
| Town/city      | <input type="text" value="huddersfield"/>    |
| Postcode       | <input type="text" value="HD1 2SP"/>         |

Description of site location must be completed if postcode is not known:

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="414641"/> | <input type="text" value="416492"/> |

Description

Applicant Details

Name/Company

Title

Miss

First name

C

Surname

james

Company Name

Paulines Bites

Address

Address line 1

28 queen street

Address line 2

Address line 3

Town/City

Huddersfield

County

West Yorkshire

Country

United Kingdom

Postcode

HD1 2SP

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

# Applicant Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:

CHANGE OF USE FROM OFFICE TO CAFE (CLASS E(B)) WITH INTERNAL ALTERATIONS (LISTED BUILDING WITHIN A CONSERVATION AREA)

At:

GROUND FLOOR, 26-28, QUEEN STREET, HUDDERSFIELD, HD1 2PU

In accordance with the plan(s) and applications submitted to the Council on 24-Nov-2021, subject to the condition(s) specified hereunder:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of residential amenity and the vitality and viability of Huddersfield Town Centre and to accord with Policies LP1, LP2, LP13, LP16, LP21, LP22, LP24 and LP35 of the Kirklees Local Plan and Chapters 2, 7, 12, 14 and 16 of the National Planning Policy Framework.

3. The use hereby permitted shall not be open to customers outside the hours of --

08:00 to 19:00 Monday to Saturday, and

10:00 to 16:00 Sunday and Bank Holidays,

and there shall be no deliveries to, or dispatches from the premises outside these hours. No deliveries shall take place on Sundays or Bank Holidays.

Reason: To ensure that the proposed use(s) does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework

Plans and specifications schedule:

Plan Type

Reference

Version

Location Plan

Date Received--

Proposed Floor Plans

17th February 2022--

Second Floor Plan as

Existing

9th November 2021--

9th November 2021

Existing Three Storey

Rear Elevation--

9th November 2021

Design, Access &

Heritage Statement

Supporting Information --

23rd November 2021

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. Amendments were made to include the rear yard area within the blue landownership boundary on the submitted site location plan.

Reference number

2021/62/94232/W

Date of decision (date must be pre-application submission)

18/02/2022

**Please state the condition number(s) to which this application relates**

Condition number(s)

Condition 3

3. The use hereby permitted shall not be open to customers outside the hours of --  
08:00 to 19:00 Monday to Saturday, and  
10:00 to 16:00 Sunday and Bank Holidays,  
and there shall be no deliveries to, or dispatches from the premises outside these hours. No  
deliveries shall take place on Sundays or Bank Holidays.

Reason: To ensure that the proposed use(s) does not give rise to the loss of amenity to  
nearby residential properties, by reason of noise or disturbance at unsociable hours, to  
accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12  
and 15 of the National Planning Policy Framework

Has the development already started?

☐ Yes

☒ No

**Condition(s) - Variation/Removal**

Please state why you wish the condition(s) to be removed or changed

Would like to request to change condition 3

3. The use hereby permitted shall not be open to customers outside the hours of --  
08:00 to 19:00 Monday to Saturday, and  
10:00 to 16:00 Sunday and Bank Holidays,  
and there shall be no deliveries to, or dispatches from the premises outside these hours. No  
deliveries shall take place on Sundays or Bank Holidays.

Reason: To ensure that the proposed use(s) does not give rise to the loss of amenity to  
nearby residential properties, by reason of noise or disturbance at unsociable hours, to  
accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12  
and 15 of the National Planning Policy Framework

The existing opening-hour condition significantly restricts the lawful operation of the premises and does not reflect the intended mixed-use  
model, which includes daytime café/restaurant use and evening food-drinks hospitality. The current hours (08:00–19:00 Mon–Sat and 10:00–  
16:00 Sun/Bank Holidays) prevent the business from operating during typical evening hospitality hours and do not align with the Premises  
Licence already granted.

Extending the opening hours will allow the premises to function offering hot food and drinks, and fresh juices during the day, and continuing to  
serve food alongside regulated entertainment and alcohol in the evening. This supports business viability, contributes to the local night-time  
economy, and enables the premises to operate in a manner consistent with similar venues in the town centre.

A detailed Noise Impact Assessment has been completed, demonstrating that extended hours will not result in unacceptable noise or  
disturbance to nearby residential properties. The assessment confirms that internal entertainment noise and external breakout noise can be  
controlled to levels compliant with recognised acoustic criteria and Kirklees Council standards. On this basis, the extended hours will not result  
in loss of amenity and remain consistent with Policies LP24 and LP52 of the Kirklees Local Plan.

request that Condition 3 be varied to permit extended opening hours as follows:

Proposed hours of opening to customers:

08:00AM to 05:00AM Monday to Sunday (including Bank Holidays)

This variation applies only to customer opening hours. All noise-control measures identified in the Noise Impact Assessment will be implemented, including installation of a noise limiter, management controls, and compliance with the recommended maximum internal noise levels. These measures ensure that extended hours will not cause noise or disturbance to nearby residential properties and remain in accordance with LP24, LP52 and the National Planning Policy Framework.

A professional Noise Impact Assessment (ES Acoustics, July 2026) has been completed for Pauline's, 28 Queen Street. The assessment uses Kirklees Council's established entertainment-noise criteria and demonstrates full compliance.

A four-day environmental noise survey recorded typical background levels of 50 dB LA90 (day) and 43 dB LA90 (night). The nearest residential property, 24 Queen Street, was assessed at a distance of 15 metres.

Predicted entertainment noise breakout from the bar meets all Kirklees Council limits, including low-frequency requirements. Sound insulation testing of the building fabric confirms sufficient attenuation, and maximum internal noise levels have been calculated to ensure compliance during extended hours.

A Noise Management Plan is in place, including installation of a noise limiter and operational controls. Doors will remain closed during entertainment, and the existing high ambient noise environment further reduces potential impact.

The assessment concludes that extended hours can be operated without causing adverse noise impact on nearby residential properties.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\* REDACTED \*\*\*\*

Reference

2026/20454

Date (must be pre-application submission)

03/06/2026

Details of the pre-application advice received

The likelihood of obtaining extended opening hours beyond those currently approved and what supporting information would be expected with an application.

Condition 3 of permission 2021/94232 controls the hours of use.

The reason for condition 3 is 'To ensure that the proposed use(s) does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.'

The hours reflect those which were the subject of the application. I am of the view that any application to extend the hours would need to be submitted with an accompanying noise assessment / survey which sets out what the impact would be as a result of extending the hours of use. In the absence of any information setting out the impact of increasing the hours of use it is not possible to provide a pre application opinion on that matter. It should be noted that to gain the opinion of the Council in respect of works which need planning permission a pre application enquiry would need to be submitted. Guidance in relation to the pre application procedure can be found [here](#).

The information you need to provide with any planning application you choose to submit is detailed on the Validation checklist which can be viewed under the heading 'Guidance and advice notes' on the Kirklees Planning and development website [here](#).

Please note that this is an officer opinion only. All advice and guidance within this email is given without prejudice and with the intention of being helpful and informative; however, this email cannot be binding upon the Council in the determination of any future planning application. These comments are given on the basis of the information submitted and without the benefit of a site visit having been undertaken. The Council reserves the right to review the situation in the future.

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

☐ Yes

☒ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?  
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- ☒ Yes  
☐ No

## Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or  
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

102

**Suffix:**

**Address line 1:**

Victoria Road

**Address Line 2:**

**Town/City:**

Huddersfield

**Postcode:**

HD1 3RT

**Date notice served (DD/MM/YYYY):**

16/07/2026

**Person Family Name:**

Person Role

- ☒ The Applicant  
☐ The Agent

Title

Miss

First Name

C

Surname

james

Declaration Date

16/07/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

CHLOE JAMES

Date

23/07/2026