1ST & 2ND FLOOR, 9A&B, 9-14 MARKET WALK, HUDDERSFIELD, HD1 2QA.

July 2026

Planning Statement: Prior Notification Use of a building as apartments on the Dance School, 1st and 2nd floor at 9A&B, 9-14 Market Walk, Huddersfield.



HMS TOWN PLANNING & URBAN DESIGN

RTPI Chartered Town Planner

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1.0 EXISTING USE

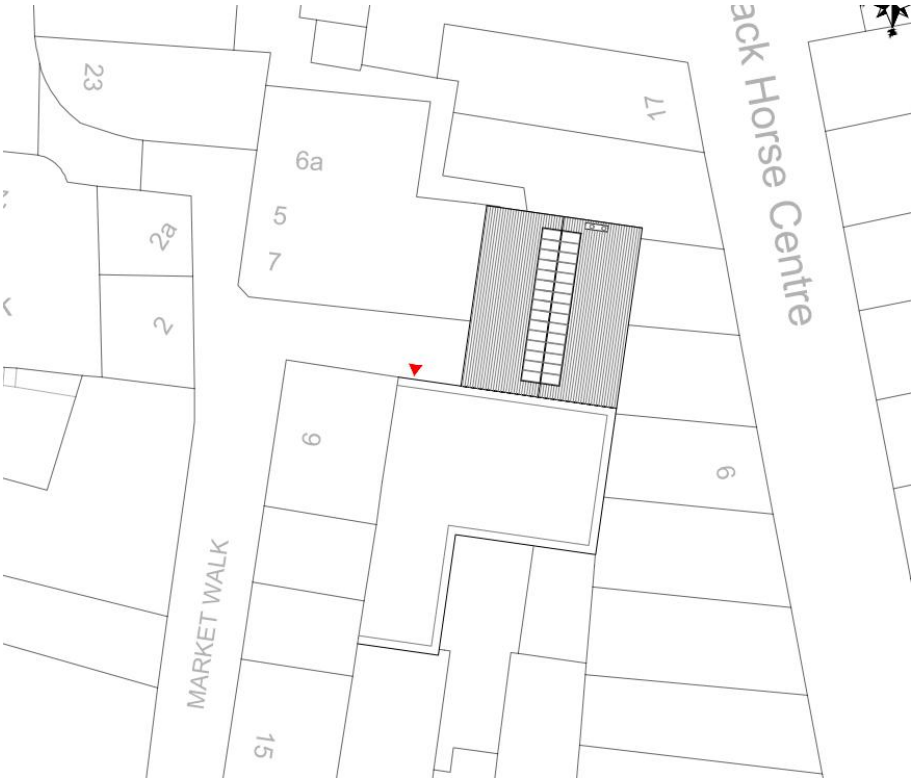
1.1 The application site is a 3 storey high building tucked in between 6-14 Market Walk and the Packhorse Centre. Permission was granted in 1999 for a dance studio (99/62/92563/W1). The dance school will be vacating the premises on 31st July 2026.

1.2 At present, 2 dance studios occupy the 1st floor and one studio plus, storage, reception and staff areas occupy the 2nd floor.

1.3 The ground floor serves as an access.

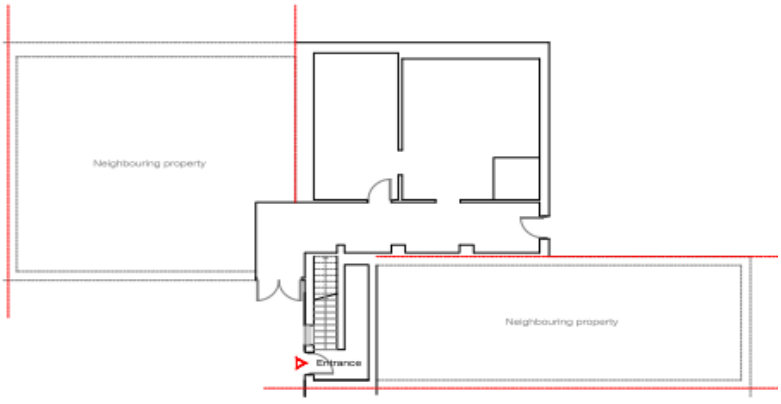
1.4 The property is located in a conservation area. Despite it's heritage style building features, it is not known to be listed. The nearest listed building is 2 Market Walk.

Site Plan

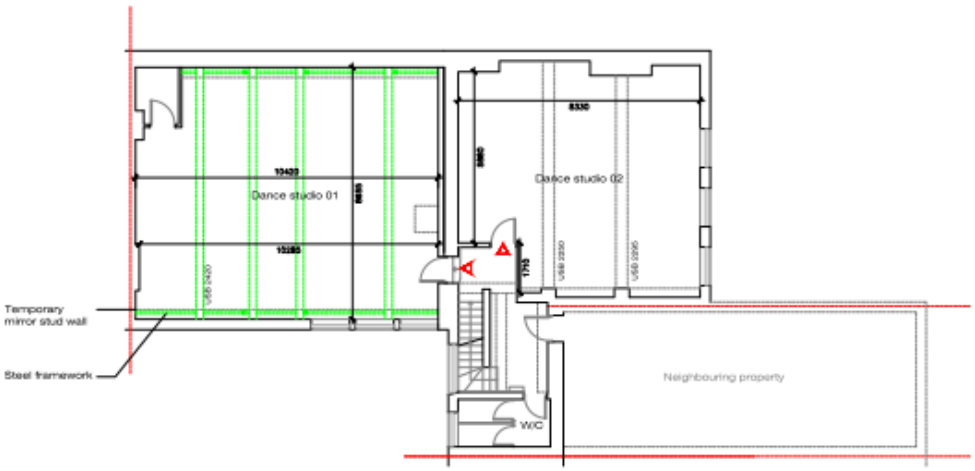




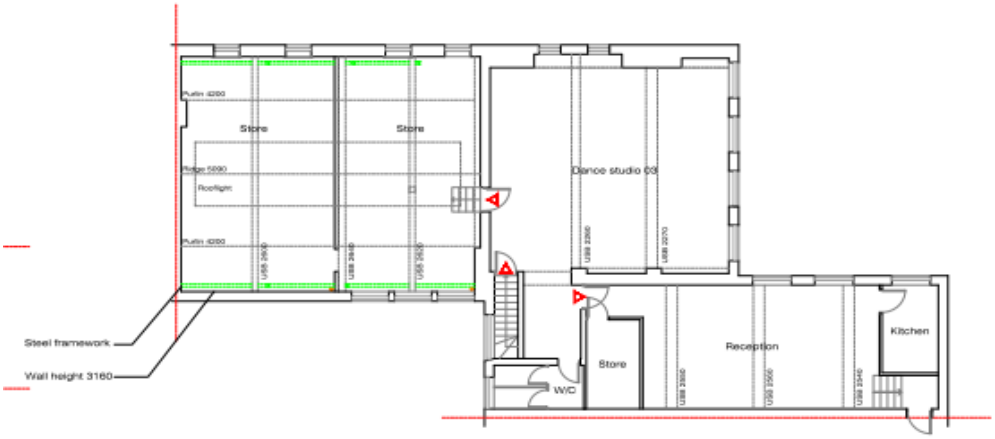
Aerial view



Existing Ground Floor



Existing First Floor



Existing Second Floor

2.0 PROPOSED USE & ASSESSMENT

2.1 This is a prior notification to allow for the former dance studio on the 1st and 2nd floor to be residential use:

Flat 1 (first floor) = 63sqm (one bedroom, 1-2 person);

Studio 1 (first floor) = 38.4sqm (one bedroom, one person);

Studio 2 (second floor) = 37.5sqm (one bedroom, one person);

Studio 3 (second floor) = 43.3sqm (one bedroom, one person);

Studio 4 (second floor) = 44.6sqm (one bedroom, one person);

Studio 5 (second floor) = 40.3sqm (one bedroom, one person);

Studio 6 (second floor) = 40.5sqm (one bedroom, one person).

2.2 The Technical Housing Standards document states that a one-bedroom flat for one person (minimum assessed) one storey should be at least 37 or 39 square metres dependant on whether the bathroom has a shower. For one bedroom apartments that sleep two persons, 50 square metres of space is required. In this instance, each studio apartment will be for 1 person and will be marketed/clearly set out in the rental agreement.

2.3 Studio apartments

Studio apartments are defined as a self-contained habitable space in which the living room, bedroom and kitchen facilities are all incorporated into one space, sometimes with partial walls or other forms of divider used to separate the different areas. A bedroom may be positioned in one corner, while a small kitchen (or kitchenette) may be in another corner, with the space between them allocated as the 'living room'. The bathroom facilities are typically contained in a smaller room within the flat.

Example open plan studio apartments









2.4 This application is made under Class MA – Use Class E to residential. For any application submitted on or after 5th March 2024, there is now no limit to the floor space that can be converted under Class MA and there is no requirement for the building to be vacant for 3 months.

2.5 **Permitted development**

MA. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.

2.6 **Not Permitted Development**

- Article 2(3) Land – AONB, SPA, the Broads, National Park, World Heritage Site
- Site of Special Scientific Interest (SSSI)
- Safety Hazard Zone
- Military Explosives Area
- Listed Building
- Scheduled Monument

2.7 The application site does not fall into the categories listed above or subject to any Article 4 directions.

2.8 Additionally under Class MA, development is permitted subject to the following conditions:

(a) transport impacts of the development, particularly to ensure safe site access;

Town Centre location, well served by public transport. Cycle storage for up to 7 bicycles to be provided on the ground floor. Vehicular traffic generation in the vicinity is low given that streets are mostly predestrianised.

A number of existing bus routes are located nearby. As such, the application site is highly accessible by sustainable modes of transport in addition to its prime city centre location with a host of good and services within walking distance.

(b) contamination risks in relation to the building;

None identified. The area is a well established town centre location with no risk either on site or adjacent of any contamination risk.

(c) flooding risks in relation to the building;

Not a flood risk area.

(d) impacts of noise from commercial premises on the intended occupiers of the development;

The proposed apartment will be sited above the retail premises on the ground floor. No noise issues created from adjacent uses which consists of residential uses.

(e) where—

(i) the building is located in a conservation area, and

(ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

No change of use of the ground floor. The vacant space on the ground floor will be used for bin and cycle storage, this will not change of use of the character or sustainability of the conservation area.

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;

All habitable rooms served with windows for natural lighting.

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

N/A – city centre location.

(h) where the development involves the loss of services provided by—

(i) a registered nursery, or

(ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006(2),the impact on the local provision of the type of services lost.

N/A

2.9 It is further noted that the development must be completed within a period of 3 years starting with the prior approval date and any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.".

3.0 EXTERNAL ALTERATIONS

3.1 No external alterations are proposed.

3.2 Access to the flats will be via an existing door and stairwell at the property.

3.3 If external alterations are later proposed, (such as additional doors or alterations to the windows) the developer is advised to seek further advice from the Local Planning Authority. It may be the case that a full planning application is required for external alterations.

4.0 CONCLUSION

4.1 The proposal is deemed to be lawful on the grounds that the change of use is permitted development by Class MA, Part 3, Schedule 2 of the GPDO. This part of the Order allows the change of use of a building from use class E to C3 subject to the conditions set by Class MA.

4.2 Permitted development by Class MA is subject to conditions. On any decision notice the LPA may wish to state that the proposed change of use is only permitted/ lawful, subject to the conditions set out in Class MA.