KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) Section 191/192

DELEGATED DECISION FOR APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT

Reference no.: 2026/CL/92589/W

Site: Civic Centre 1, High Street, Huddersfield, HD1 2NF

Description: Certificate of lawfulness for proposed replacement access ramp including erection of replacement retaining wall and balustrade

Case Officer**:** Laura Yeadon

Decision Reference: LAWFUL OPERATIONS GRANTED

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date 16-Nov-2026

DECISION LEVEL:

This is a Schedule 1 Application. By virtue of Regulation 4, it must be dealt with under delegated powers.

Officer Report

Weblink

Site Description

Civic Centre 1 is a large office building located within the defined Huddersfield Town Centre boundary within the Kirklees Local Plan. The building is a multi-storey building which can be accessed from various level and points. The main entrance to the building is from High Street via stone steps.

Application proposal

The application is for a certificate of lawfulness for proposed installation of a replacement access ramp including the erection of replacement retaining walls.

The application form states that:

Formerly the area provided an access ramp up to Civic Centre One, Huddersfield. Due to unstable ground conditions being discovered it was necessary close the ramp. It is now proposed to stabilise the ground and provide a new, building regulations compliant, access ramp. In order to achieve this a replacement / larger retaining wall will be required to the car park elevation

The onus is on the applicant to provide evidence which states why the proposal fits with the permitted development legislation. In this case it is stated that the proposals should be within the parameters of Part 12, Class A of the GPDO.

Relevant Planning History

2013/922413 – Internal and external alterations – Granted

2022/92180 – Erection of single storey extension and internal and external alterations – Granted

2022/92181 – Erection of illuminated signs – Granted

History of Negotiations

None

Consultations

This is an application for a Lawful Development Certificate and, for this reason, no consultations are necessary.

Law

The site has no policy based constraints in respect of Permitted Development. As such, the application falls to be considered under the relevant legislation as follows:

The Town and Country Planning Act 1990, Section 55 and the Town and Country Planning (General Permitted Development) (England) Order 2015(as amended).

The works would be clearly visible from High Street and the appearance of the external appearance of existing land would be materially altered thus constituting development as defined by section 55 of the Town and Country Planning Act 1990.

Assessment:

Applications for Certificate of Lawful Developments for the development by local authorities and is assessed against the general permission conferred by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Specifically, Schedule 2, Part 12, Class A of the Order sets out the Permitted Development Rights which relates to the '*Development by local authorities'.*

Part 12 – Development by local authorities

Permitted development

A. *The erection or construction and the maintenance, improvement or other alteration by* **[***or on behalf of***]** *a local authority or by* **[***or on behalf of***]** *an urban development corporation of—*

(a) *any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;*

(b) *lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.*

Officer comment: The works comprise an alteration to the land and ramped access from High Street to the piazza level and entrance of the building with the works comprising of a retaining wall and balustrade.

Interpretation of Class A

A,1 For the purposes of Class A, "urban development corporation" has the same meaning as in Part 16 of the Local Government, Planning and Land Act 1980 (urban development)

A.2 The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

Officer comment: Pre-application correspondence conforms that the works would not exceed 200 cubic metres in capacity. The submitted plans demonstrate that the works would not exceed 4 metres in height.

Conclusion

The proposal has been considered against the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and is recommended for approval.

Recommendation : Grant Certificate

Decision Authorisation – Delegated Powers

Application Number: 2026/92589

Officer Recommendation;

The proposed replacement access ramp including erection of replacement retaining wall and balustrade would benefit from a general planning permission granted by virtue of Article 3(1) and Schedule 2, Part 12, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) subject to A.2 of the same Order.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Application form	PP-15225806		15th September 2026
Location plan			15th September 2026
Existing site plan	T1		15th September 2026
Existing and proposed elevations	T2		15th September 2026
Proposed site plan	T3		15th September 2026
Proposed elevations and section	T4		15th September 2026

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 Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application.