

Application No: 26/01377/FUL

REFULZ

**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**Philip Jennings
C/O Miss Rebecca Parnell
Extension Plans UK
85 Uxbridge Road
London
W5 5BW**

REFUSAL OF PLANNING PERMISSION

Proposal: Conversion of basement to health spa (Use Class E), conversion of first floor and loft office spaces to create two residential flats (Use Class C3) and construction of ground floor level balcony

Location: The Branwell 1 Cross Roads Keighley West Yorkshire BD22 9BG

Applicant: Philip Jennings

Date Application Valid: 18 May 2026

City of Bradford Metropolitan District Council hereby gives notice of its decision to **REFUSE** planning permission for the development described above for the following reason(s):

Reasons for Refusal

1. The proposed change of use would result in a significant loss of floorspace for a designated Social and Entertainment Community Facility, relegating the designated use to a subordinate portion of the wider structure with very limited future utility and viability. Given no robust business case has been provided, no evidence has been provided the facility is no longer needed, and no replacement would be provided, the proposal fails to adequately justify the loss of the Community Facility. The proposal thus fails to comply with Policy CF1 of the Haworth, Cross Roads and Stanbury Neighbourhood Plan and Paragraphs 88/98 of the National Planning Policy Framework.

2. The proposed development would bring significant potential for noise disturbance due to the close proximity of the two dwellings to the commercial uses on the floors below. In the absence of any technical justification or Noise Report, the proposal would harm residential amenity of future occupants contrary to policies DS5, HO9, EN8 of the Core Strategy Development Plan Document and Paragraph 135 of the National Planning Policy Framework.

3. Notwithstanding the above reasons for refusal, the submitted plans do not clearly demonstrate how many dwellings are proposed, their scale/layout or the exact access arrangements such that insufficient information is available to allow the proper consideration of the proposal by the Local Planning Authority. The proposal fails to

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demonstrate that no significant harm to the residential amenity of future occupants would result and is therefore contrary to policies DS5, HO9, EN8 of the Core Strategy Development Plan Document and Paragraph 135 of the National Planning Policy Framework.

Informatives:

Informative: In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Local Plan for Bradford policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

Informative: Plans associated with this application can be viewed at www.bradford.gov.uk/planning and click on "view planning applications".

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YOUR RIGHTS IN CONNECTION WITH THIS NOTICE

Appeals to the Secretary of State

APPLICATIONS FOR PLANNING PERMISSION

If you are aggrieved by the decision of the local planning authority to refuse planning permission for the proposed development then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice*.

For all other applications, if you want to appeal your local planning authority's decision then you must do so within 6 months of the date of this notice*.

However, if an Enforcement notice has been served for the same or very similar development, the time limit is:

- **28 days from the date of the Local Planning Authority's decision** if the Enforcement Notice was served before the decision was made, yet not longer than 2 years before the application was made, or
- **28 days from the date the Enforcement Notice** was served, if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must send a copy of your appeal to Department of Place, Development Services, Britannia House, Hall Ings, Bradford or planning.appeals@bradford.gov.uk

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority at the above email address and The Planning Inspectorate at inquiryappeals@planninginspectorate.gov.uk, at least 10 days before submitting the appeal. Further details are available on GOV.UK.

*Applicants are advised that it is the Council's understanding that the time period for lodging an appeal is reckoned from the date of issue of this notice.