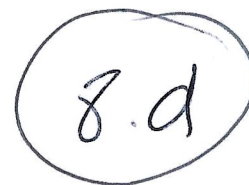


Appeal 6014109

Submitted on 4 August 2026.



Before you start

Local planning authority	City of Bradford Metropolitan District Council
Appeal type	Full planning
Decision date	24 July 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Philip Jennings
Contact details	Martin Gaine Just Planning
What is your phone number?	
What is the address of the appeal site?	The Branwell 1 Cross Roads Keighley West Yorkshire BD22 9BG
What is the area of the appeal site?	0.5 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes The inspector may wish to inspect the internal accommodation
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	26/01377/FUL
Was your application for a major or minor development?	Minor development

Was your application about any of the following?	Change of use
Enter the description of development that you submitted in your application	The conversion of an office to a residential flat for the pub landlord, the conversion of a basement to a Class E health spa, and balcony.
Did the local planning authority change the description of development?	Yes, I agreed a new description with the local planning authority
Why are you appealing?	Permission was refused because the council considered that the proposal would reduce the protected pub floorspace, expose the flats to commercial noise and leave the residential arrangements unclear. Permission 24/00248/FUL established a mixed use. The council expressly found that the upper-floor offices were not ancillary to the public house and that their separate use did not diminish the community facility. They cannot now reasonably be treated as existing pub floorspace. The final revised plans retain the whole ground-floor pub - including its bar, seating areas, snug, function room, kitchen, office and toilets - together with all basement storage and pump accommodation. The spa is confined to the former garage. The community facility is therefore retained intact and Policy CF1's replacement, need and viability tests are not engaged. Diversification would support the pub's reopening and long-term viability. Only one additional dwelling is proposed: a one-bedroom flat for the pub manager. The other unit is holiday accommodation expressly authorised by permission 24/00248/FUL. The application form confirms a total of two units and a net gain of one. The spa is a low-intensity wellness use. Internal sound transmission is principally controlled through Building Regulations Part E; Environmental Health did not object, and any residual concern could be addressed by an acoustic and sound-insulation condition. The council otherwise accepted that there would be no material heritage, design, neighbouring-amenity or highway harm. The proposal accords with the development plan as a whole.
Have there been any significant changes that would affect the application?	There have been no significant changes

How would you prefer us to decide your appeal?

Written representations

Are there other appeals linked to your development?

No

Upload documents

Application form

APPLICATION FORM REDACTED-8945691.pdf (/document/1a87ef30-e323-403f-a88f-edbfd7fc473b)

Did you submit an environmental statement with the application?

No

Agreement to change the description of development

change of description.docx (/document/2da37e44-5883-4fde-b5ec-b83dd2186be1)

Decision letter

DECISION NOTICE-9120094.pdf (/document/bef743fd-45ac-4b40-83e7-11ce6abcf180)

Do you have a planning obligation to support your appeal?

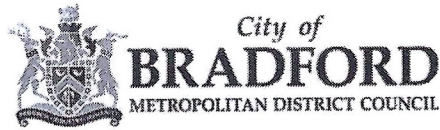
No

Did you submit a separate ownership certificate and agricultural land declaration with your application?

No

Do you want to apply for an award of appeal costs?

No



Department Of Growth

Planning, Transportation and Highways Development Services

District Team
Britannia House, Hall Ings
Bradford, BD1 1HX

Contact: Thomas Smart
Tel: (01274) 434605
E-Mail: planning.appeals@bradford.gov.uk
Ward: Worth Valley (ward 29)
Appeal Number: 26/00080/APPFL2

10 August 2026

Dear Sir/Madam

THE TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER S78(1) RELATING TO WRITTEN REPRESENTATIONS (PART 1) PROCEDURE

Appeal by: Philip Jennings

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

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

Planning Application Number: 26/01377/FUL

Inspectorate Reference Number: 6014109

Start Date: 06.08.2026

I refer to the above details. An appeal has been made to the Secretary of State against the decision of the Council to refuse planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 (as amended).

As this appeal is proceeding under the Part 1 process, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate within **4 weeks of the start date**. You can do this by either contacting their customer service team on 0303 444 5000 or by completing their [online customer contact form](#).

The appeal documents can be inspected on the Council's online planning system at www.bradford.gov.uk/onlineplanning. The relevant documents can also be viewed at Britannia House, Hall Ings during normal office hours.

When made, the decision will be published online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

Yours faithfully

Thomas Smart
Planning Officer

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PARLET



Margaret Smith
68B Haworth Road
Cross Roads
Keighley
BD22 9DL

Department Of Growth

Planning, Transportation and Highways Development Services

District Team
Britannia House, Hall Ings
Bradford, BD1 1HX

Contact: Thomas Smart
Tel: (01274) 434605
E-Mail: planning.appeals@bradford.gov.uk
Ward: Worth Valley (Ward 29)
Application Number: 26/01377/FUL

10 August 2026

Dear Sir/Madam

Notice of Appeal

Appeal by: Philip Jennings

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

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

Appeal Number: 26/00080/APPFL2

Inspectorate Reference Number: 6014109

Start Date: 06.08.2026

I am writing to advise you that an appeal has been made to the Secretary of State in respect of the above application and enclose, for your information, a copy of a letter sent to those persons on the attached list, who the Council considers to be most affected by this appeal.

Yours faithfully

Thomas Smart
Planning Officer