



Historic England

Mr Victor Grayson  
Kirklees Council  
Planning, Investment and Regeneration Service  
PO Box B93, Civic Centre, Off Market Street  
Huddersfield  
West Yorkshire  
HD1 2JR

Direct Dial: 01904 601988

Our ref: P00990015

14 May 2021

Dear Mr Grayson

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**VICTORIA TOWER, LUMB LANE, CASTLE HILL, ALMONDBURY,  
HUDDERSFIELD, HD4 6TA  
Application No. 2018/93591**

Thank you for your email of 6th May 2021 regarding further information on the above planning matter.

**Historic England Advice**

Historic England considers that your suggested draft planning conditions (detailed in an email to us dated 6th May 2021) are entirely appropriate. The draft conditions were as follow:

20. Prior to the commencement of development hereby approved, a written scheme of archaeological investigation (WSI) shall be submitted to approved in writing by the Local Planning Authority. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include a statement of significance and research objectives, and:

- The programme and methodology of site investigation and recording and the nomination of (a) competent person(s) or organisation to undertake the agreed works.
- The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. The development shall be carried out in accordance with the WSI so approved.

**Reason:** To ensure buried heritage assets are appropriately recorded and protected and to accord with policy LP35 of the Kirklees Local Plan and chapter 16 of the National Planning Policy Framework.



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This pre-commencement condition is necessary as intrusive works on site have the potential to damage or disturb buried heritage assets.

21. Any imported soil used in the construction or landscaping of the development hereby approved shall be archaeologically sterile.

**Reason:** To ensure the archaeological interest of the site is not diluted or contaminated and to accord with policy LP35 of the Kirklees Local Plan and chapter 16 of the National Planning Policy Framework.

22. Prior to the commencement of superstructure works, details of all external materials to be used shall be submitted to the Local Planning Authority, and samples shall be left on site for the inspection and approval in writing of the Local Planning Authority. No materials other than those approved in accordance with this condition shall be used.

**Reason:** In the interests of visual amenity and to maintain the setting, appearance and significance of heritage assets in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and the National Planning Policy Framework.

23. Prior to the commencement of superstructure works, notwithstanding what is shown on the drawings hereby approved, details (including sections and details of levels) of any boundary treatments, and any retaining walls and structures, shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be implemented in accordance with the details so approved. The approved works shall be retained thereafter.

**Reason:** In the interests of visual amenity and to maintain the setting, appearance and significance of heritage assets in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and the National Planning Policy Framework.

24. Prior to the commencement of superstructure works, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall be installed in accordance with the details (including specifications and locations) so approved, and the external lighting shall be maintained thereafter in accordance with the approved details. Under no circumstances shall any other external lighting be installed without prior written consent from the Local Planning Authority.

**Reason:** In the interests of visual amenity and to maintain the setting, appearance and significance of heritage assets in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and the National Planning Policy Framework.

25. Other than where indicated on the drawings hereby approved, no external plant, signage, cables, plumbing, foul pipes, vents, burglar alarm boxes, satellite dishes, CCTV cameras or related equipment and installations shall be located or fixed to any external elevation(s) of the development hereby approved. Should any such equipment or installations be considered necessary, details of these shall be submitted



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to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the details so approved.

**Reason:** In the interests of visual amenity and to maintain the setting, appearance and significance of heritage assets in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and the National Planning Policy Framework.

26. Prior to the commencement of superstructure works, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These shall include:

- a) Details of existing and proposed levels, and regrading;
- b) Species schedule and planting plans;
- c) Details of initial aftercare and long-term maintenance;
- d) Details of monitoring and remedial measures, including replacement of any planting that fails or becomes diseased within the first five years from completion;
- e) a Landscape and Ecological Management Plan (LEMP); and
- f) Details (including samples, if requested), of paving and other hard surface materials

No part of the development hereby approved shall be brought into use until all hard and soft landscaping has been implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. All approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements.

**Reason:** In the interests of local ecological value and visual amenity, and to maintain the setting, appearance and significance of heritage assets in accordance with Policies LP24, LP30, LP32, LP33, LP35 and LP47 of the Kirklees Local Plan, and chapters 12 and 15 of the National Planning Policy Framework.

We also agree that additional draft conditions should be included:

- 1) requiring large-scale (1:5) details (of, for example, windows, reveals, eaves etc), along with more specific requirements re: materials, and
- 2) requiring detail of the changes to, creation of and materials to be used in the car parking areas.

Please contact us should you wish to discuss any of the above.

Yours sincerely

Keith Emerick

**Keith Emerick**

Ancient Monuments Inspector

E-mail: [Keith.Emerick@HistoricEngland.org.uk](mailto:Keith.Emerick@HistoricEngland.org.uk)



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