



Planning and Development Service
Economy and Infrastructure
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

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Hamish Gledhill,
Acumen Designers & Architects Ltd
Headrow House
Old Leeds Road
Huddersfield
HD1 1SG

Date: 18-Mar-2020
Our Ref: 2019/93577

Dear Mr Gledhill

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge conditions 3, 5, 7-13 on previous permission 2017/92400 for change of use and extension of upper floors of Deal House, to create 21 apartments, formation of office on part of the first floor, use of basement for self-storage, erection of canopy to rear
603-605, Wakefield Road, Waterloo, Huddersfield, HD5 9XP
Application Number: 2019/93577**

I write with reference to your application to discharge the conditions for the above development as submitted on 31-Oct-2019.

Condition 3:

The building, now externally complete, has been viewed by the case officer. The materials used in the external works are considered to be satisfactory and this condition is therefore considered to have been discharged.

Condition 5:

The details provided to discharge Condition 5, comprising Drawing 1361-101 received 1st November 2019 with the existing road markings refreshed ("In", "No Entry", arrow and white lines) are judged acceptable for the purposes of this condition. Condition 5 is therefore discharged provided that these measures are implemented in accordance with the approved details before any of the new apartments or the self-storage facility are brought into use.

Condition 7:

The details provided to discharge Condition 7, comprising photographs of the windows and a statement from the manufacturer, do not identify the dwellings or contain clear

specifications of the windows installed. Condition 7 cannot be discharged at the present time.

Condition 8:

Part (7) of the acoustic report 3580-R1 dated 28th September 2016 (Mitigation) gives a glazing performance requirement but this is not considered sufficient to comply with the condition. Accordingly, Condition 8 cannot be discharged at this time.

Condition 9:

The details provided to discharge Condition 9, comprising a ventilation plan for apartments 9-11 (PR293879 Revs A & B) and tables calculating minimum air-flow rates, both submitted 1st November 2019, do not amount to an air quality assessment meeting standard requirements. Accordingly, the details are not sufficient to discharge the condition and Condition 9 cannot be discharged at this time.

Condition 10:

The details provided to discharge Condition 10, comprising an amended site plan (2364-06 Rev E submitted 5th March 2020) with another 2 parking spaces specifically to provide vehicle charge points is considered acceptable. Condition 10 is therefore discharged subject to advice that to secure full compliance with the condition, the charging points must be installed in accordance with the approved details and operational before any of the new flats are brought into use and must be retained thereafter.

Condition 11:

The details provided to discharge Condition 11, comprising details of a sheltered cycle store for up to 5 pedal cycles (2364-06 Rev E submitted 5th March 2020 and a photograph of the proposed shelter submitted on the same date) are considered acceptable for the purposes of this condition. It is therefore discharged subject to advice that to secure full compliance with the condition, the cycle parking must be implemented in accordance with the approved details before any of the new apartments are brought into use and thereafter retained free of obstructions.

Condition 12:

The details provided to discharge Condition 12, comprising details of the type of external lighting to be installed (Pacific Lantana Dark Grey PIR submitted 1st November 2019) are satisfactory the purposes of this condition. It is therefore discharged subject to advice that to secure full compliance with the condition, the lighting shall be installed in full accordance with these details.

Condition 13:

The details provided to discharge Condition 13, comprising site plan, 2364-06 Rev E, shows the location of a bin store and enclosure. The proposed bin store measures approx. 5m x 4m, which is insufficient to accommodate 10 x 1100ltr bins (5 for recycling and 5 for general waste), which will be required once every apartment is occupied. It is also recommended that there be 2 separate stores (one for general waste, one for recyclables) to minimise the risk of contamination. Condition 13 cannot be discharged at this time.



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Yours faithfully

Mathias Franklin
Head of Planning and Development