KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	**2021/44/93535/W**
Site Address:	King James School, St Helen's Gate, Almondbury, Huddersfield, HD4 6SG
Description:	Discharge of condition 9 (materials) of previous permission 2020/92657 for erection of a 10-classroom teaching block and formation of car parking area with associated engineering and landscape works (within a Conservation Area)
Recommending Officer:	Nick Hirst

DECISION -

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.

Victor Grayson

AUTHORISED OFFICER

Date: 19-Jan-2022

Application: 2021/44/93535/W

Site: King James School, St Helen's Gate, Almondbury, Huddersfield, HD4 6SG

Proposal: Discharge of condition 9 (materials) of previous permission 2020/92657 for erection of a 10-classroom teaching block and formation of car parking area with associated engineering and landscape works (within a Conservation Area)

Assessment

Condition 9 (materials)

> *9. Notwithstanding the submitted plans, the hereby approved teaching block shall be faced in natural stone, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to their use. The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.*
> ***Reason**: In the interests of the visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

The application is supported by a written statement including an image of the stone. This was also inspected on site by officers. The stone itself is considered good quality and visually suitable for the area. However, it was identified that some of the stone, despite its suitable appearance, was sourced from Spain. Officers queried the appropriateness of this, giving due regard to the Council's Climate Emergency. The applicant provided the following response:

> *Firstly, the change from brick facades to stone was a late variation to the tender and, as such, the timescales involved were tighter than what can usually be expected. The contractor ordered the stone through their supplier who confirmed that they could provide the product to meet the programme via a local quarry however, due to the aforementioned time constraints, it became apparent that the supplier needed to supplement the local stone with imported stone; in this instance we are told that the split is circa 60% imported.*
>
> *Whilst this is not the ideal situation, as our preference is to use local materials wherever possible, it was a necessity to ensure that the project can be delivered on time without delay. It certainly wasn't the intention to use imported stone.*
>
> *In addition, for clarity, all stone, whether imported or local, was sawn, dressed, coursed and delivered from Huddersfield. We hope this minimises both the environmental and economic impact of importing the stone.*

For a little background as to why there is a shortage of stone, we have been told the following by the supplier:

> *"Due to the current market we have experienced over the past two years, both cost and availability of building products have become an increasing problem.*
>
> *The demand for materials such as stone and other facing materials have become sort after with the rise in extensions and new builds throughout the UK and Yorkshire.*
>
> *Local stone quarries are an important source for the Yorkshire (Huddersfield) area and continues to be the main supply of stone in this part of the UK. However the demands on the local quarries are such that this source does need supplementing and blending from alternative sources outside the UK .*
>
> *API sources stone sustainably from outside quarries and has been providing sandstone to Yorkshire for 13 years to both aid the stream of natural stone supply in the area and continue to display the traditional sandstone appearance. Whilst local quarries have been hit with supply issues API does not have such issues as the market where stone is sourced has not been as strong as the UK.*
>
> *This in turn gives API the ability to supply the correct sandstone aesthetic to Huddersfield on short lead times and not be disrupted by the market demand/supply issues."*

Officers are aware of and acknowledge existing supply issues. The delivery of this development and its timeframes, to meet local education demand, are also relevant. While the use of 100% local stone would have been preferred, given the suitable appearance of the stone, on balance officers do not oppose the stone proposed.

While the council is not required to consult locally on DOC applications, two representations in objection to the proposal have been received. These are summarised and responded to as follows:

- Concerns that the applicant is seeking to use reconstituted stone, not natural stone. The building is within the curtilage of a Grade 2 listed building and a CA, therefore non-natural stone is unacceptable. Art-stone will degrade poorly overtime.

Response: The proposed stone is natural, although its origin is as per the previous assessment. It is unclear to officers where the confusion may lay, but it is reiterated that the proposal is for natural stone, the quality of which is not in question.

Recommendation: Discharge Condition 9.

Report Dated: 17.01.2022

Proposed Letter Text

Condition 9 (materials)

You have submitted the covering letter dated the 25th of August 2021 to discharge condition 9, including an image of the proposed stone. This is supplemented by the details contained in the email dated the 13th of January 2022.

I can confirm that the submitted information is acceptable for the purpose of condition 9, although the following ongoing requirement must be adhered to:

> *The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.*