



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Callum Harrison

Andy Pickup,
Plan Design Go Ltd
Unit 5, Killingbeck Office Village
Killingbeck Court
Leeds
LS14 6FD

Kirklees Direct
Tel: 01484 221000
Email: callum.harrison@kirklees.gov.uk

Date: 29-Jun-2022
Our Ref: 2021/94512

Dear Sir/Madam

**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 and 5 on previous permission 2019/93756 for Listed Building
Consent for internal and external alterations to convert dis-used warehouse to 8
apartments (within a Conservation Area)
22, Station Road, Batley, WF17 5SU
Application Number: 2021/94512**

I write with reference to your application to discharge the conditions for the above development as submitted on 01-Dec-2021.

Condition 3 – Window frames, Doors and Door Frames to front elevation

The agent has submitted:

Assessment titled 'Front facade works to Heritage Requirements', no ref, dated 2nd March 2022

Window and Door Condition Survey, ref 21057-303 A, dated Oct 2021, received 27th June 2022.

KC Conservation and Design were consulted as part of this application.

The submitted reports provide some additional detail and has confirmed that replacement glazing is to be of 4mm clear float glass. The general principle appears to be for in situ repairs to be undertaken. The window surrounds shall be finished using burnt sand mastic and not use silicone or modern sealants. The proposed replacement glazing shall be putty finished. The proposed paint type would be a linseed oil-based paint, which would allow for permeability and also nourish the timber. Given this, condition 3 can be considered discharged for the purpose of the pre-commencement condition. However, works shall be carried out in complete accordance with the approved details and be retained thereafter.

Condition 5 - Internal doors, door surrounds, window surrounds, window shutters, picture rails, skirtings, fireplaces and other decorative features

The agent has submitted:

Assessment titled 'Front facade works to Heritage Requirements', Rev P1, dated 28th June 2022

Window and Door Condition Survey, ref 21057-303 A, dated Oct 2021, received 27th June 2022.

KC Conservation and Design were consulted as part of this application.

The submitted detail is generally considered acceptable. The internal fixtures will be mostly be made good through careful restoration. Officers agree that the building has suffered neglect over a long period of time. Officers are happy to see a large amount of careful work proposed to extend the lifespan of the existing frontage. This would include the full strip and redecoration with a high amount of splicing and bead replacement to the existing features. Decoration would be stripped of existing coatings and a Zinzer prime with 2 coats of undercoat and a high quality exterior top coat finish. The proposed paint type would be a linseed oil-based paint, which would allow for permeability and also nourish the timber. Given the above, condition 5 can be considered discharged for the purpose of the pre-commencement condition, however the works must be carried out in accordance with the approved details and be retained.

Yours faithfully

Mathias Franklin
Head of Planning and Development