

Consultation Response from KC, Conservation & Design 2022/92236 Field House, 15 Wellington Street, Dewsbury, WF13 1BQ Discharge of conditions 3 (detailed drawings), 4 (additional storey), 5 (materials), 6 (residential waste), 7 (A3 use waste), 9 (swift nesting), 14 (ventilation), 15 (noise assessment) and 19 (air quality) of previous permission 2019/92962 for erection of additional storey and conversion of building to provide 23 self-contained apartments and A3 use in basement and part of ground floor (Listed Building within a Conservation Area) Date Responded: 25.3.2024 Responding Officer: Sue Brooks Responding Ref:
Following negotiations and the receipt of further and amended information as requested, the Conservation and Design Team has the following comments on Condition 3: 2018-051/0242 G - Proposed Elevations This has been amended as requested, now Revision G, and includes: • The replacement of all windows, with 2nd and 3rd floor windows sliding sashes with fixed bottom lights. This is a great enhancement on the existing and previously proposed pivot windows. • The windows on the curved corner of elevation 2 now have glazing bars. • All windows on elevation 3 now have glazing bars as existing. The proposed details are acceptable. 2018-051 / 0700 F - Window Schedule This has been amended as requested, now Revision F, with window reference numbers cross-referenced to the proposed elevations and joinery detail drawings. The proposed details are acceptable. Note: The window schedule and proposed elevation specify black/grey windows. Window detail drawings (sections and elevations) Details of all sash window types have been submitted and are acceptable. Window colour Several precedents have been submitted to justify black/ grey windows, but these are very different building types to Field House, and I feel that the local context of light-coloured windows to the warehouse buildings in the immediate vicinity is more relevant. I remain unconvinced that black/grey is a suitable colour for the window frames without a paint analysis being submitted to show that this was the original colour, but I accept that archive photographs show dark coloured window frames throughout Dewsbury so a change from white or off white could be accepted subject to justification. We support the restoration of this vacant listed building which will remove the risk of deterioration to this substantial heritage asset, secure a viable use for it and support its long-term conservation. We do not feel that the proposed window colour has been fully justified or is suitable for this prominent building, however we acknowledge that the windows could be re-painted in a more suitable colour in the future if this condition discharge is supported.