

Consultation Response from KC, Conservation & Design**2023/91021 23B, Bradford Road, Dewsbury, WF13 2DU****Discharge of conditions 3 (Schedule of Works), 4 (masonry repair and cleaning) and 12 (rooflights) of previous Listed Building Consent 2019/91120 for conversion and alterations to existing building to create 27 apartments****Date Responded: 22.8.2023****Responding Officer: Sue Brooks****Responding Ref: DM 2/154 and DM 2/155**

For clarity, application 2019/91120 was for works to 23-25 Bradford Road. This discharge of condition application is addressed 23b Bradford Road, but it relates to the same property.

In addition, the application states that the condition discharge relates to application 2019/91120 (listed building consent), but lists conditions 3, 4 and 12 of application 2019/91121 (planning permission). This needs to be clarified.

Conditions for 2019/91120 (listed building consent)**3. Schedule of Works**

Before any works on the buildings commence a full Schedule of Works, identifying all of the works inside and outside the building(s) including drawings and specifications, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the works shall be carried out in accordance with the approved Schedule of Works unless otherwise authorised in writing by the Local Planning Authority.

The following annotated drawings have been submitted to discharge this application:

Drawing 22270-D04-A (Ground and first floor plans)

Drawing 22270-D05-A (Second floor and loft plans)

Drawing 22270-D06-A (Section AA)

This information is **insufficient** to discharge this condition. The amount of information submitted is limited, and there are discrepancies with the approved application and the conditions associated with application 2019/91120. We would recommend that the applicant re-visits the schedule of works and provides information that corresponds with the approved application documents and relevant conditions.

4. Masonry

Prior to the commencement of development, details of the extent and specification (including samples, where necessary) of masonry repair and cleaning shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

A masonry repair schedule has been submitted, with limited information on stone repair methods. No detail has been included on the extent of masonry repair and stone replacement, with no details of mortar repairs, crack stitching or stone cleaning methods. Stone samples are also required to fully discharge this condition.

The proposed lime mortar mix for re-pointing includes a proportion of white cement which is an unsuitable mix for this building. It needs to be amended to a NHL3.5 lime:well graded sharp sand mortar mix. We would recommend that the applicant obtains specialist advice on masonry repairs and

pointing using lime mortar.

Based on the information submitted, this condition cannot be discharged at this time.

12. Rooflights

No works to the roof shall commence until details of the conservation rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be installed and retained thereafter in accordance with the approved details.

Details of a Fakro conservation central pivot rooflight have been submitted and are sufficient to discharge this condition.