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

Enquiries to: Louise Bearcroft

Kirklees Direct
Tel: 01484 221000
Email: louise.bearcroft@kirklees.gov.uk

Anthony Rivero,
Network Rail (Infrastructure) Ltd
Floor 4a
George Stephenson House
Toft Green
York
YO1 6JT

Date: 27-Jul-2023
Our Ref: 2023/91628

Dear Sir,

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

Discharge conditions 2 (materials), 5 (Conservation Implementation Management Plan) on previous permission 2021/91328 for Listed Building Consent for demolition of roofs B and C; demolition of two bays of roof A at the Manchester end; new section of canopy on the Penistone platform; installation of two new bays on roof A at the Leeds end: re-instatement of lantern to whole of roof A; platform alterations and extensions; new island platform; extension of existing passenger subway; in-filling of disused parcel subway; demolition of signal box, relay room and cable gantry between platforms 1 and 4; re-location of tea rooms: provision of new eastern footbridge and lifts/stairs and canopies; provision of overhead electric line equipment (within a Conservation Area)
Huddersfield Railway Station, St George's Square, Huddersfield, HD1 1JB
Application Number: 2023/91628

I write with reference to your application to discharge the conditions for the above development as submitted on 02-Jun-2023.

The application seeks a partial discharge of condition 2 (materials) and condition 5 (conservation implementation management plan) criterion III - tearoom methodology, in respect of the works for the dismantling and storage of the Tea Rooms at Huddersfield Station. The wording of the conditions are as follows:

2. Before the works hereby approved commence, or within a timescale to be otherwise agreed in writing by the local planning authority, samples and specifications of all materials to be used on all external elevations, roofs and subways of the works shall be submitted to and approved in writing by the local planning authority. The works shall be constructed using only the approved materials unless otherwise agreed in writing by the local planning authority.

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5. No works including any works of demolition shall commence until a Conservation Implementation Management Plan (CIMP) for Huddersfield Station has been submitted to and approved in writing by the local planning authority. The approved CIMP will include as a minimum requirement contents based on the model template CIMP structure attached to this list of conditions.
The CIMP will specifically include methodologies for:
i)fabric removal, masonry repairs, vegetation removal, repointing, metalwork repairs and application for protective paint systems as appropriate;
ii)repairs and strengthening to the existing fabric of the trainshed roof at Huddersfield Station
iii)the deconstruction, storage and reconstruction of the Tea Rooms at Huddersfield Station;
iv)the identification of historic elements of the fabric which once removed may be reused or preserved, and a strategy for their storage or reuse
v) any improvements to the setting to sustain, enhance and better reveal the heritage asset affected.
vi)details of the maintenance access regime with particular reference to the roofs;
vii)dissemination of "toolbox talks" to personnel involved in demolition and construction works
vii)provision of heritage interpretation boards during construction works
ix)the exact affixing details of overhead line electrification; and
x)an overarching design guide covering both Huddersfield Station and Huddersfield Viaduct.
The works must be carried out in accordance with the approved CIMP unless otherwise agreed in writing with the local planning authority.

Documents Submitted

- Network Rail (Huddersfield to Westtown (Dewsbury) Improvements) order, Justification for Phasing of Materials Submission for Partial Discharge of Condition, Network Rail, May 2023
- Network Rail (Huddersfield to Westtown (Dewsbury) Improvements) order, Justification for Phasing of Conservation Implementation Management Plan (CIMP) for Partial Discharge of Condition, Network Rail, May 2023
- The Network Rail (Huddersfield to Westtown (Dewsbury) Improvements Order. Huddersfield Station – Conservation Implementation Management Plan: Phase 1, Network Rail, May 2023

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Assessment
It is considered the proposed phased approach to the discharge of Condition 5 (Conservation Implementation Management Plan) and Condition 2 (Materials) is acceptable in principle for the proposed works at Huddersfield Railway Station. This takes into account the complexities of the works and the subsequent requirement to have a phased approach to construction as outlined in the supporting documents. Officers also acknowledge that where elements may need to be reconstructed or repaired, a full understanding of the construction of specific elements may not be known until deconstruction or repair works commence. Crucially, no works on any element will be able to commence without formal approval based on an up to date CIMP and therefore the full requirements of the CIMP condition can be adequately adhered to through a phased approach which achieves the same level of appropriate control in line with the stipulations of the condition.

The details submitted in the initial draft of the Phase 1 CIMP document which incorporates an initial draft of Appendix C – the tearoom repair methodology, which includes a material specification and methodology for the deconstruction and storage of the Tea Rooms, along with preparation of elements of reconstruction where this can be ascertained at this stage, is acceptable for the partial discharge of Condition 2 – initial draft of material specifications, and 5iii- methodology for deconstruction and storage, as it provides sufficient information for the careful dismantling and storage of the Tea Rooms to proceed.

A further discharge of condition application will need to be submitted for the Tea Rooms following the dismantling and storage of the structure. This will need to include the following:

- An updated CIMP and Appendix C, incorporating material specifications, proposals for repairs, replacement and reuse of component parts, and reconstruction details informed by further investigation during dismantling where historic fabric is revealed.
- A paint analysis to inform the proposed colour scheme based on historic evidence,
- Material samples for the reconstruction of the building.

Yours faithfully

Mathias Franklin
Head of Planning and Development