

Consultation Response from KC, Conservation & Design

2023/91855 23-25, Bradford Road, Dewsbury, WF13 2DU

Discharge conditions 10 (winch), 14 (Level 3 archaeological building record), 16 (internal doors, windows, etc) on previous permission 2019/91120 for Listed Building Consent 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

Condition 10 Winch

10. Notwithstanding the submitted drawings and specifications, prior to commencement of development, a scheme for the winch built into the third-floor structure of 25 Bradford Road, shall be submitted and approved in writing by the Local Planning Authority. Details shall include:

- a) arrangements for temporary secure storage during the construction phase;*
- b) the person or body specialising in this procedure appointed by the applicant;*
- c) the proposals for repair and re-display either in-situ or elsewhere in the building; and*
- d) a timetable for the works.*

The winch shall be stored, repaired, installed and retained thereafter in accordance with the approved details.

An annotated ground floor plan has been submitted showing the proposed location of the winch. The annotation states that the winch will be placed in a protective covering and stored in the basement during the works, then relocated to the position indicated and housed in a glazed enclosure, along with an interpretation board.

The submitted plan provides insufficient information to meet the requirements of Condition 10. There is no information on who will remove and install the winch, how it will be repaired and displayed, fixing methods and when this will be carried out. Further information is required to discharge this condition, and we would recommend that scale elevation and section drawings are submitted, along with a full method statement with proposals and images.

Condition 14 Building Recording

14. No works shall commence until a Level 3 archaeological building record (as specified in Understanding Historic Buildings: A Guide to Good Recording Practice, Historic England 2016) has been undertaken by a Chartered Institute for Archaeologists Registered Organisation.

A written scheme of investigation has been submitted, setting out the objectives and methodology. It states that the building record will be made by CFA Archaeology Ltd and interim (as required) and final reports submitted to the Local Planning Authority for approval under the terms of Condition 14 of the listed building consent.

The level 3 recording has not been submitted and therefore this condition cannot be discharged at the present time.

Condition 16 Internal Joinery and Plasterwork

16. Prior to development, a schedule showing the retention, repair and replacement of internal doors, door surrounds, window surrounds, shutters, decorative plasterwork and other internal features to the former office spaces identified as apartments 1 and 9 on the Drawing PL07 Revision 2, shall be approved in writing by the Local Planning Authority.

Annotated plans showing offices 1 and 2 has been submitted, with photographs of surviving historic joinery details within these two ground floor rooms.

The annotation states that:

'All surfaces to be cleaned and loose materials to be removed. Any repairs to wood-based features, such as windows and door frames, must be completed in line with traditionally respected restorative techniques, such as patching, piecing in, and carefully reinforcing the structure of the wood. Repairs will fit in line with the existing style and colours of the current work, as well as being physically compatible with the materials originally used. Existing paint to be removed using chemical surface strippers and sand papering methods only. Surfaces to be repainted with 2 coats of Dulux willow tree quick dry satinwood paint.'

The submitted information is insufficient to meet the requirements of Condition 16. The applicant needs to provide a schedule of repairs with annotated photographs. The repair and restoration of surviving decorative plasterwork also needs to be included. The condition cannot therefore be discharged at the present time.