

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended)**

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR  
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	<b>2023/44/92120/E</b>
Site Address:	West Yorkshire Fire & Rescue Service, Oakroyd Hall, Bradford Road, Birkenshaw, BD11 2DY
Description:	Discharge of condition 7 (materials) of previous permission 2022/92681 for variation conditions 2 (plans), 3 (CMP), 4 (LEDS), 8 (BEMP) 12 (Drainage), 17 (AMS), 22 (Phase II Intrusive Investigation) & 23 (Remediation) on previous permission 2022/91138 for demolition of existing training centre and occupational health buildings, erection of new headquarters including indoor training centre, extension of existing building to form new fire station, extension of car parking and associated landscaping and drainage
Recommending Officer:	Louise Bearcroft

**DECISION – Discharge of Condition – Approve**

**I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.**

*Victor Grayson*

**AUTHORISED OFFICER**

**Date: 22-Feb-2024**

**Discharge of condition 7 (materials) of previous permission 2022/92681 for variation conditions 2 (plans), 3 (CMP), 4 (LEDS), 8 (BEMP) 12 (Drainage), 17 (AMS), 22 (Phase II Intrusive Investigation) & 23 (Remediation) on previous permission 2022/91138 for demolition of existing training centre and occupational health buildings, erection of new headquarters including indoor training centre, extension of existing building to form new fire station, extension of car parking and associated landscaping and drainage**

### **Wording of Condition 7**

*7. Prior to the commencement of superstructure works of any part of the development hereby approved, written specifications of outstanding external facing materials (including their colour) shall be submitted to and approved by the Local Planning Authority. The submitted details shall have regard to points 2, 3, 5, 6, 9, 11, 12, 13 & 14 of the approved elevation plan (ref: HQC004-BBA-Z1-ZZ-DR-A-3201 P06). The development shall be completed using the approved materials.*

**Reason:** *In the interests of the visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework*

### **Documents Submitted**

- External Materials Specifications Revision P05
- Email from agent with additional clarification dated 21 February 2024

### **Assessment**

Condition 7 requires the submission of written specifications of the outstanding external facing materials. The condition states the details shall have regard to points 2, 3, 5, 6, 9, 11, 12, 13 & 14 of the approved elevation plan (ref: HQC004-BBA-Z1-ZZ-DR-A-3201 P06).

The relevant numbered points taken from the 'External Envelope Materials Key' on plan ref: HQC004-BBA-Z1-ZZ-DR-A-3201 P06 are as follows:

- 2. Curtain Walling** – PPC Aluminium
- 3. Windows** – PPC Aluminium with PPC Spandrel/Louvre panels
- 5. HQ Roof** – Standing seam built-up metal roofing system
- 6. Louvre / Screen to Roof Mounted Plant Equipment** – PPC Aluminium
- 9. Training Arena** – Cladding - Vertical Plank built-up system
- 11. External Door** – Vehicle Access – Sectional Overhead
- 12. Vehicle Canopy** – Metal Clad Canopy
- 13. External Door** – Personnel Access – PPC Aluminium
- 14. Copings** – PPC Aluminium

The applicant has submitted a revised materials schedule, in response to concerns that the information originally submitted provided only limited RAL

codes and colour snapshots and no specifications in respect of the shape and systems to be used. Officers also requested that the re-submission directly respond to each of the number points in turn.

A revised Materials Schedule has been submitted. This doesn't specifically refer to each of the bullet points listed above, however notwithstanding this it provides detailed specifications of the materials, and details of their locations on the approved elevations of the Headquarters/Training Arena building and Fire Station building. The proposed materials include:

- Exterior brickwork – Kingston Buff Gault to the Headquarters building, Staffordshire Blue to the Training Arena, and Staffordshire Blue to the fire station.
- Render – White coloured fine grain render to the entrance lobby of the Headquarters building.
- Cladding – Metal vertical plank built-up cladding to the Training Arena (RAL 9006), Metal profiled sheet self-supporting roof covering systems to roller door canopies of Training Arena (RAL 7016), metal cladding to main entrance canopies of the Headquarters building (RAL 7016).
- Doors – Aluminium External Personnel Doors to Headquarters building and External Steel doors to Plant Rooms and Automatic Personnel Doors – both Anthracite (RAL 7016). Sectional Overhead doors Type A to Training Building (RAL 7016).
- Curtain Walling – Stick curtain walling to Headquarters building – Anthracite (RAL 7016).
- Windows – Windows within curtain walling system – Anthracite (RAL 7016).
- Louvres – Metal louvres Type A integrated into curtain walling system and B – Roof Top Plant Screen Enclosure – both RAL 7016.
- Copings – Metal Coping System to the Headquarters (RAL 7016) and Training Arena (RAL 9006)

An informal discussion was held with KC Conservation and Design who are satisfied that the proposed external materials would satisfactorily preserve visual amenity, and would not have any detrimental impact on the adjacent listed Oakroyd Hall.

Officers sought some minor points of clarification, namely whether the image of Staffordshire Blue Brick with Charcoal Mortar is correct in the schedule, as it appears pale in colour, as well as confirmation of which doors would be coloured Flame Red (RAL 3000) this colour being shown but not referenced in the text, and not clearly marked on the elevation drawings.

The agent has provided additional clarification via email, as follows:

- *The mortar and brick samples were both taken on site on a bright sunny day so may appear brighter. Please see attached image of brick next to existing brick on the other existing buildings for comparison. In the image the brick to the back of the photo is the brick on the existing building (highlighted on the map attached) known as the TRTC building*

*which is situated on the corner between the A651 and Whitehall Road West. The brick in front is sample of the proposed for the HQ training arena.*

- *The station doors on page 13 elevation plan of the submitted document should be coloured in as Flame Red RAL 3000.*

Following this clarification officers raise no objections to the proposed Materials Schedule.

### **Recommendation**

The details in the submitted Materials Schedule are acceptable for the purposes of satisfying condition 7. The condition cannot be fully discharged at this time as it requires that the development shall be completed using the approved materials.

**Report Dated:**

22/02/2024
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### **Decision Notice Text**

#### **Documents Submitted**

- External Materials Specifications Revision P05
- Email from agent with additional clarification dated 21/02/2024

### **Assessment**

The details set out in the above document and email correspondence are acceptable for the purposes of satisfying condition 7, and are hereby approved. The condition cannot be fully discharged at this time as it requires that the development shall be completed using the approved materials.