

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) – SECTION 16

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR LISTED BUILDING CONSENT

Reference No:	2023/44/92828/E
Site Address:	railway land, Fitzwilliam Street, Huddersfield, HD1
Description:	Discharge conditions 4 (pointing), 6 (window detail), 7 (air conditioning) on previous permission 2023/91404 for Listed Building Consent for dismantling and re-construction of storage building to create a power supply unit (within a Conservation Area)
Recommending Officer:	Louise Bearcroft

DECISION – CONSENT GRANTED TO DISCHARGE CONDITIONS 4, 6 AND 7.

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.

Helen Bower

AUTHORISED OFFICER

Date: 25-Jan-2024

Discharge conditions 4 (pointing), 6 (window detail), 7 (air conditioning) on previous permission 2023/91404 for Listed Building Consent for dismantling and re-construction of storage building to create a power supply unit (within a Conservation Area)

Condition 4 (pointing)

Condition 4 Wording:

Pointing of the external masonry shall be carried out in lime mortar as specified in the materials specification. Pointing shall be formed flush within the confines of the joint and tamped with a stiff churn brush. A sample panel of pointing shall be prepared on site and inspected and approved in writing by the Local Planning Authority before works to repoint the elevations commence. Thereafter the pointing works shall be carried out in accordance with the approved details/sample panel. **Reason:** To ensure the satisfactory appearance of the development on completion and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

Documents Submitted

Revised Report Received 17.01.23:

- Discharge of Listed Building Consent Conditions: Proposed Huddersfield PSP Building. 2023/65/91404/W Conditions 4, 6 and 7. Document Reference 151667-TSA-00-TRU-REP-W-EN-001420.

Consultation Responses

Conservation and Design – A sample panel of pointing has been submitted and is acceptable to discharge this condition.

Assessment

Concerns were initially raised with the applicant that the sample of the pointing provided was of poor quality, with the tooling marks visible and a very smooth finish. Officers advised however, that the photograph provided in the supporting document of an example panel completed by the contractor on another project was acceptable. Consequently, the contractor has followed this example and completed a second sample panel as detailed in the revised document above. Conservation and Design are satisfied with the details and advise they are acceptable to discharge condition 4.

Condition 6 (window detail)

Condition 6 Wording:

Window infills shall be set into the reveals and not flush with the surrounds. Stone infills shall match the existing walling stone in all respects. Before any works to install or infill any window openings, a 1:5 section and 1:20 elevation showing the new window joinery details, or blind window detail including the depth of reveal shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the windows shall be installed in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development on completion and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

Documents Submitted

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- Discharge of Listed Building Consent Conditions: Proposed Huddersfield PSP Building. 2023/65/91404/W Conditions 4, 6 and 7. Document Reference 151667-TSA-00-TRU-REP-W-EN-001420.

Plans:

- W3A-30-MVL3 Huddersfield Listed Building Consent PSP Building Proposed East Elevation. Ref 151667-TSA-30-MVL3-DRG-T-LP-164016 P01
- W3A-30-MVL3 Huddersfield Listed Building Consent PSP Building Proposed South Elevation. Ref 151667-TSA-30-MVL3-DRG-T-LP-164017 P04
(Revised Plan Received 17.01.24)
- W3A-30-MVL3 Huddersfield Listed Building Consent PSP Building Proposed West Elevation. Ref 151667-TSA-30-MVL3-DRG-T-LP-164018 P04
(Revised Plan Received 17.01.24)
- W3A-30-MVL3 Huddersfield Listed Building Consent PSP Building Proposed Window Sections. Ref 151667-TSA-30-MVL3-DRG-T-LP-164019 P01
- W3A-30-MVL3 Huddersfield Listed Building Consent PSP Building Proposed North Elevation. Ref 151667-TSA-30-MVL3-DRG-T-LP-164021 P01

Consultation Response

Conservation and Design – Drawings have been submitted to show the window infills. These are recessed by 50mm, with stonework to match the surrounding masonry. These details are acceptable to discharge this condition.

Assessment

The detail of the window infills are shown on the above drawings. Conservation and Design note that these are recessed by 50mm, with stonework to match the surrounding masonry, and the details are acceptable to discharge condition 6.

Condition 7 (air conditioning)

Condition 7 Wording:

Before any works commence relating to the installation of the air conditioning condenser units to the external elevations of the reconstructed building and any associated ventilation apparatus including louvres or vents, full details including the finish and appearance of such equipment to be installed together with appropriate screening/mitigation to reduce the visual impact of the equipment shall be first submitted to and approved in writing by the Local Planning Authority. The ventilation apparatus and air conditioning condenser units and all screening/mitigation measures shall be installed in accordance with the approved details and be retained thereafter.

Reason: To ensure the satisfactory appearance of the development on completion and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

Documents Submitted

Revised Report Received 17.01.23:

- Discharge of Listed Building Consent Conditions: Proposed Huddersfield PSP Building. 2023/65/91404/W Conditions 4, 6 and 7. Document Reference 151667-TSA-00-TRU-REP-W-EN-001420.

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- W3A-30-MVL3 Huddersfield Listed Building Consent PSP Building Proposed North Elevation. Ref 151667-TSA-30-MVL3-DRG-T-LP-164021 P01

Consultation Responses

Conservation and Design – Two free-standing air conditioning units are proposed, set below two windows on the south elevation facing into the yard, with vertical black air-conditioning pipes rising in front of the windows. The units are un-screened to minimise the size and visual impact, and all proposed vent covers are light brown to match the surrounding masonry. These details are acceptable to discharge this condition.

Assessment

Officers initially raised concern that the proposed screening was significantly larger than the units, and by reason of its size failed to make them more discreet. It is understood the size of the screening is dictated by the requirement to achieve adequate airflow and as an alternative, the applicant was asked if the units could be finished in black and set closer to the wall with the enclosure omitted.

In response the applicant confirmed the units must be a certain size to ensure the required performance for the electrical equipment inside the building and could not be black due to risk of overheating and come as white / grey as standard. Any screening could not be much smaller, alternatively, the units

could not be screened, which would deliver the minimum size of this intervention, albeit they would have to be grey / white. The distance between the units and the elevation of the building would be minimised as far as possible.

Conservation and Design were satisfied with this approach and the plans have been updated to show two free-standing air conditioning units, set below two windows on the south elevation facing into the yard, with vertical black air-conditioning pipes rising in front of the windows. The units are un-screened to minimise the size and visual impact, and all proposed vent covers are light brown to match the surrounding masonry. Conservation and Design are satisfied with the details and advise condition 7 can be discharged.

Recommendation

Discharge conditions 4, 6 and 7

Report Dated: 18 January 2024

Decision Notice Text

Condition 4 (pointing)

Documents Submitted

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Assessment

The above document has been submitted to discharge condition 4, and the details therein are acceptable to satisfy the requirements of condition 4. The condition cannot be fully discharged at this stage as it requires that the pointing works shall be carried out in accordance with the approved details/sample panel.

Condition 6 (window detail)

Documents Submitted

Revised Report Received 17.01.23:

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- W3A-30-MVL3 Huddersfield Listed Building Consent PSP Building Proposed North Elevation. Ref 151667-TSA-30-MVL3-DRG-T-LP-164021 P01

Assessment

The above document and plans have been submitted to discharge condition 6, and the details shown are acceptable to satisfy the requirements of condition 6. The condition cannot be fully discharged at this stage as it requires that the windows/infills be installed in accordance with the approved details.

Condition 7 (air conditioning)

Documents Submitted

Revised Report Received 17.01.23:

- Discharge of Listed Building Consent Conditions: Proposed Huddersfield PSP Building. 2023/65/91404/W Conditions 4, 6 and 7. Document Reference 151667-TSA-00-TRU-REP-W-EN-001420.

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- W3A-30-MVL3 Huddersfield Listed Building Consent PSP Building Proposed North Elevation. Ref 151667-TSA-30-MVL3-DRG-T-LP-164021 P01

Assessment

The above document and plans have been submitted to discharge condition 7, and the details are acceptable to satisfy the requirements of condition 7.

The condition cannot be fully discharged at this stage, as it requires that the ventilation apparatus and air conditioning condenser units be installed in accordance with the approved details.

For the purposes of conditions 4,6 and 7 you have submitted the above documents. The details therein are acceptable for the purposes of satisfying the requirements of conditions 4,6 and 7. The conditions cannot be fully discharged at this stage as it requires that the works shall be completed in complete adherence with the approved details.