

**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>2024/44/90303/W</b>   |
| Site Address:         | Greenhead College, Greenhead Road, Huddersfield, HD1 4ES   |
| Description:          | Discharge of condition 33 (historic restoration method statement) of previous permission 2021/93674 for partial redevelopment of Greenhead College including demolition and making good, erection of 2 and 4 storey buildings, reconfiguration of parking and access arrangements, reconfiguration of sports provision and other associated external works (within a Conservation Area). |
| Recommending Officer: | Nick Hirst   |

**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-Mar-2024**

**Application:** 2024/44/90303/W

**Site:** Greenhead College, Greenhead Road, Huddersfield, HD1 4ES

**Proposal:** Discharge condition 33 (historic restoration method statement) on previous permission 2021/93674 for partial redevelopment of Greenhead College including demolition and making good, erection of 2 and 4 storey buildings, reconfiguration of parking and access arrangements, reconfiguration of sports provision and other associated external works (within a Conservation Area).

## **Assessment**

### Condition 33 (historic restoration method statement)

*33. Prior to any above ground works in association with the courtyard infill building (as shown on plan ref. 'NE8659-RYD-02-ZZ-DR-A-3602 rev. P7', excluding demolition, a full schedule / timetable and full details of the works (including a method statement) to be undertaken to restore the existing building shall be submitted to, and approved in writing by, the Local Planning Authority. Lime pointing shall be specified, with no strap pointing allowed, and any stone indents shall match the existing stone. The development shall be carried out in full accordance with the approved details. No works to repair the building shall take place until such measures have been agreed in writing with the Local Planning Authority.*

**Reason:** *In the interests of the visual amenity and character and appearance of the surrounding New North Road / Greenhead Conservation Area and to accord with Policies LP24 and LP35 of the Kirklees Local Plan.*

The submitted details have been reviewed by K.C. Conservation and Design, who commented:

*A method statement has been submitted, and is acceptable subject to the following comments:*

- *Mastic removal – we would recommend the use of a non-ferrous wire brush.*
- *Stone repair kit – any repairs should be carried out with a lime mortar in a colour to match the existing stone or reclaimed matching stone for indents.*
- *Lime mortar proposed for patch pointing, with existing stone used for repairs – this is acceptable.*

Note that the first two bullet points require additions to the method statement, while the third bullet point is a confirmation of acceptance.

The applicant has formally confirmed, via email, that they will comply with the first two additional comments (with the third requiring no further action). K.C. Conservation and Design therefore have no objection to the details and planning officers recommend that they be approved.

The condition has an ongoing requirement which prevents full discharge currently. A note highlighting this to the applicant is recommended.

**Recommendation:** Approve details

**Report Dated:** 21/03/2024

### **Proposed Letter Text**

#### Condition 33 (historic restoration method statement)

You have submitted the Method Statement, contained within the document titled Health & Safety Documentation, pursuant to condition 33. You have also agreed, via the email dated 22/02/2024, to the following additional provisions:

- *Mastic removal – the use of a non-ferrous wire brush.*
- *Stone repair kit – repairs to be carried out with a lime mortar in a colour to match the existing stone or reclaimed matching stone for indents.*

I can confirm that the submitted details are acceptable for the initial requirement of condition 33. However, be aware that condition 33 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

*The development shall be carried out in full accordance with the approved details.*