# 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**

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| Reference No: | **2024/44/92282/W** |
| Site Address: | Queensgate Market, Princess Alexandra Walk, HD1 2UJ |
| Description: | Discharge of details reserved by Condition 2. (demolition strategy) of previous permission 2024/90270 for Listed Building Consent for demolition, alteration, refurbishment and extension to create library, food hall and public realm (part within a Conservation Area) |
| Recommending Officer: | Sue Brooks |

**DECISION – DISCHARGE OF CONDITION APPROVED**

**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.**

John Holmes

***AUTHORISED OFFICER***

**Date: 27-Sep-2024**

**2024/92282 - Officer Report**

This application relates to Listed Building Consent for demolition, alteration, refurbishment and extension to create library, food hall and public realm at Queensgate Market Hall, Huddersfield, HD1 2UJ – 2024/90270. The application seeks to partially discharge the following condition:

*2. No demolition or the removal of fabric, including that adjacent to, abutting or connected to the listed building, shall take place until a demolition method statement has been submitted to and approved in writing by the Local Planning Authority. Details shall include the method of protection of the retained building fabric including propping, weatherproofing, protection of adjacent and adjoining historic fabric. This applies to the interior and exterior of the building and includes a protection strategy for architectural features (including decorative linings and Fritz Stellar friezes). Demolition shall be undertaken in accordance with the approved method statement.*
*Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.*

**Assessment**

The submitted details have been assessed by the Conservation and Design Officer and are acceptable.

With regards to discharging Condition 2, details have been submitted in the demolition strategy for the first and second phases of demolition. Phase one included the methodology for work to the upper ground floor former market office, level 1 former market office, lower ground floor mezzanine floor and walls and the lower ground floor slab and walls. This included details of the protection of remaining fabric. It was discharged and approved as a split decision under application 2024/91364 against Listed Building Consent 2022/93235.

Listed Building Consent application 2024/90270 was subsequently submitted to address changes to the approved application 2022/93235, and this was approved with conditions.

Phase 2 of the demolition is proposed under this discharge of condition application. Demolition Strategy Revision 2 has been submitted and includes a summary of Phase 1 works for internal demolition (already approved) and Phase 2 works for the demolition of external elements of the building. This document shows the extent of external demolition proposed within this application and summarises how the remaining structure will be protected during and after the works.

The condition was imposed to ensure that the retained building fabric and architectural features are protected during and following dismantling and demolition.

The Officer considers that the information submitted provides adequate information to ensure that the retained building fabric and architectural features are protected, and the details are found to be satisfactory for the full discharge of Condition 2, relevant to phases 1 and 2 of the demolition.

**Representations**

The application has been publicised with a site notice and a press notice. Two representations have been received, objecting to the proposal.

The following is a summary of the comments made:

- Request that the trees on Queen Street and all street trees in Kirklees are retained.
- Retain trees on Queen Street.

*Response:*

As this application is for the discharge of Condition 2: Demolition Method Statement at Queensgate Market, the concerns relating to trees outside the curtilage of the listed building are not material to the consideration of the scheme to discharge condition no.2.

**Decision Text**

You have submitted the following information:

- Demolition Strategy Revision 2 for the first and second phase of internal demolition, which includes details of the following:
    - Upper ground floor former market office,
    - Level 1 former market office,
    - Lower ground floor mezzanine floor and walls,
    - Lower ground floor slab and walls.
    - External demolition – upper ground floor level.
    - External demolition – Level 1 and roof.

The details submitted for the works identified above, for the first and second phase of demolition work, are acceptable for the full discharge of condition 2 of permission 2024/90270. It is an ongoing requirement of this condition that all demolition works are undertaken in accordance with the submitted details.

**Report Dated:** 27 September 2024