

Consultation Response from KC, Conservation & Design**2024/92386 1-22, The Arcade, 14 & 16, Corporation Street, 23 & 25, Market Place, Dewsbury, WF13 1QG****Discharge details reserved by conditions 16 (signage), 17 (colour scheme) and 21 (trickle vent details) of previous permission 2023/91134 for variation condition 2 (plans) on previous permission 2021/93190 for alterations to the building and material change of use of units to flexible uses falling within Use Classes E (a), (b), (c), (d), (g(i)), (g(iii)), public house/wine bar/drinking establishment****Date Responded: 16.9.2024****Responding Officer: Sue Brooks****Responding Ref:**

This application relates to internal and external alterations at 1-22 The Arcade, 14 & 16 Corporation Street and 23 & 25 Market Place, Dewsbury, WF13 1QG – 2023/91134.

This application should be read alongside the associated Listed Building Consent discharge of condition application 2024/92384, which has been submitted recommending approval.

The application seeks to discharge the following conditions:

16. Prior to their installation, details (specification and plans) of the hanging signage within the arcade shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in full accordance with the details approved and retained thereafter.

Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and chapters 12 and 16 of the National Planning Policy Framework.

With regards to discharging Condition 16, details have been submitted on Hanging Signage Details (1705-BDP-AD-00-DT-A-20005_C01). The condition was imposed to ensure that the detailing of the hanging signage does not harm the character and significance of the listed building. The information provided is detailed enough to discharge condition 16 as the details show that the existing traditional hanging signage and brackets will be refurbished where possible, with any replacement parts matching the existing to ensure a consistent approach.

17. Prior to installation, details (specification and plans) of the colour scheme of the central arcade roof including metalwork and joinery shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in full accordance with the details approved and retained thereafter.

Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and chapters 12 and 16 of the National Planning Policy Framework.

With regards to discharging Condition 17, details have been submitted on Roof Truss Colour Scheme Details (1705-BDP-AD-RF-DT-A-27001_C01). The document includes extracts from a paint analysis showing the historic colour scheme, along with a truss detail showing the proposed colour scheme. The condition was imposed to ensure that the colour of the trusses does not harm the character and significance of the listed building. The information provided is detailed enough to discharge condition 17 as it provides evidence of the historic colours which justifies the proposed colour scheme.

21. Prior to their installation, details (specification and plans) of the trickle vent details for the sash windows shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in full accordance with the details approved and retained thereafter.

Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and chapters 12 and 16 of the National Planning Policy Framework.

With regards to discharging Condition 21, details have been submitted on Window Trickle Vents Details (1705-BDP-AD-XX-DT-A-31104_C01). This submission includes images of a sample sash window which has been altered to incorporate the proposed trickle vents. A construction detail drawing shows that slots will be cut out of the frame head, with an adjustable trickle vent fitted to the internal frame head and an aluminium grille fitted above the top sash. A small section of the top sash frame is chamfered, allowing airflow to enter the room via the grille and trickle vent. The condition was imposed to ensure that the trickle vents do not harm the character and significance of the listed building.

The information provided is detailed enough to discharge condition 21 as it demonstrates that background ventilation can be provided with very little impact on the significance of the sash windows.

The Conservation and Design Team consider that the information submitted is sufficient to assess the impact upon the character and significance of the listed building and the details are found to be satisfactory.

The approved hanging signage, roof truss colour scheme and window trickle vents shall, from the completion of the works, be retained thereafter.