

**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:	2024/44/92386/E
Site Address:	1-22, The Arcade, 14 & 16, Corporation Street, 23 & 25, Market Place, Dewsbury, WF13 1QG
Description:	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
Recommending Officer:	Louise Bearcroft

DECISION – Discharge of Conditions – 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: 19/09/2024

Discharge of details reserved by conditions 16 (signage), 17 (colour scheme) and 21 (trickle vent details) of previous permission 2023/91134 for variation condition 2 (plans) of 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

Condition 16 (Signage)

Condition Wording

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.*

Documents Submitted

- Hanging Signage Drawing Ref 1705-BDP-AD-00-DT-A-20005 Rev C01

Consultation Responses

KC Conservation and Design – With regard to discharging condition 16, details have been submitted on drawing 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 would be refurbished where possible, with any replacement parts matching the existing to ensure a consistent approach.

Assessment

KC Conservation and Design note the information provided is detailed enough to discharge condition 16, as the details show that the existing traditional hanging signage and brackets would be refurbished where possible, with any replacement parts matching the existing to ensure a consistent approach. The details are acceptable to satisfy the submission requirement of condition 16.

Condition 17 (Colour Scheme)

Condition Wording

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.*

Documents Submitted

- Roof Truss Colour Scheme Drawing Ref 1705-BDP-AD-RF-DT-A-27001 Rev C01

Consultation Responses

KC Conservation and Design – With regard 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.

Assessment

KC Conservation and Design note the submitted document includes extracts from a paint analysis showing the historic colour scheme, along with a truss detail showing the proposed colour scheme. They go on to say the information provided is detailed enough to discharge condition 17 as it provides evidence of the historic colours which justifies the proposed colour scheme. The details are acceptable to satisfy the submission requirement of condition 17.

Condition 21 (trickle vent details)

Condition Wording

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.*

Documents Submitted

- Window Trickle Vents Drawing Ref 1705-BDP-AD-XX-DT-A-31104 Rev C01

Consultation Responses

KC Conservation and Design – With regard to discharging condition 21, details have been submitted in drawing 1705-BDP-AD-XX-DT-A-31104_C01. This submission includes images of a sample sash window which would be altered to incorporate the proposed trickle vents. A construction detail drawing shows that slots would 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 would be 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. KC Conservation and Design 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.

Assessment

KC Conservation and Design note the submission includes images of a sample sash window which would be altered to incorporate the proposed trickle vents. A construction detail drawing shows that slots would 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 would be chamfered, allowing airflow to enter the room via the grille and trickle vent. KC Conservation and Design go on to say 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 details are acceptable to satisfy the submission requirement of condition 21.

Recommendation: Approve details pursuant to conditions 16, 17 and 21, and draw the applicant's attention to the further requirements of the conditions regarding implementation.

Decision Notice Text

Condition 16 (Signage)

Documents Submitted

- Hanging Signage Drawing Ref 1705-BDP-AD-00-DT-A-20005 Rev C01

Assessment

You have submitted the above document. The details therein are considered to be acceptable to satisfy the submission requirement of the condition and are hereby approved. The condition cannot be fully discharged at this time as it requires that the development to be implemented in full accordance with the details approved and retained thereafter.

Condition 17 (Colour Scheme)

Documents Submitted

- Roof Truss Colour Scheme Drawing Ref 1705-BDP-AD-RF-DT-A-27001 Rev C01

Assessment

You have submitted the above document. The details therein are considered to be acceptable to satisfy the submission requirement of the condition and are hereby approved. The condition cannot be fully discharged at this time as it requires that the development to be implemented in full accordance with the details approved and retained thereafter.

Condition 21 (trickle vent details)

Documents Submitted

- Window Trickle Vents Drawing Ref 1705-BDP-AD-XX-DT-A-31104 Rev C01

Assessment

You have submitted the above document. The details therein are considered to be acceptable to satisfy the submission requirement of the condition and are hereby approved. The condition cannot be fully discharged at this time as it requires that the development to be implemented in full accordance with the details approved and retained thereafter.

Report Dated:

18/09/2024
