



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2024/65/92473/W

To: Chris Calvert,
Pegasus Planning Group Ltd
Pavilion Court
Green Lane
Garforth
Leeds LS25 2AF

For: Kirklees Council

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-

LISTED BUILDING CONSENT FOR ALTERATION, REFURBISHMENT TO EXISTING LIBRARY AND GALLERY TO FORM MUSEUM AND (RETAINED) GALLERY

At: HUDDERSFIELD LIBRARY AND ART GALLERY, PRINCESS ALEXANDRA WALK, HUDDERSFIELD, HD1 2SU

In accordance with the plan(s) and applications submitted to the Council on 09-Sep-2024 subject to the condition(s) specified hereunder:-

1. The development shall be begun within three years of the date in which this consent is granted.

Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

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.

Demolition

3. Prior to the commencement of demolition or the removal of listed building fabric, a demolition methodology shall be 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. Demolition shall be undertaken in accordance with the approved methodology.

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.

Ramps

4. Prior to the installation of the ramp on the south elevation, the following shall be submitted to and approved in writing by the Local Planning Authority: Design proposals including material samples and specification of the ramp deck, handrail and balustrade including material, colour and finish, fabrication details and fixing methods into the building, along with detailing and finishes of the new opening within the boundary wall on Victoria Lane and at landing level. Works shall be carried out in accordance with the agreed details.

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.

5. Notwithstanding the details submitted and prior to the construction of the ramp on the east elevation, the following shall be submitted to and approved in writing by the Local Planning Authority: Design proposals including the extent of demolition of boundary walls, material samples and specification of any proposed boundary treatments, retaining walls, surface finishes, railings and handrails including material, colour and finish, along with fabrication details and fixing methods into the building where applicable. Works shall be carried out in accordance with the agreed details.

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.

Boundary walls

6. Prior to the conservation and repair of the existing stone boundary walls and railings (where retained) and the southern external stair and handrail, the following shall be submitted to and approved in writing by the Local Planning Authority: A schedule of works detailing the repair and conservation methods and material samples where new material is required. Works shall be carried out in accordance with the agreed details.

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.

Steps

7. New stone steps to the front of the building shall match the existing steps in terms of stone type, dimensions, colour and finish.

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.

Samples (Pre-commencement)

8. Prior to the commencement of development to either a) the existing building; and/or b) the approved extension, details and samples of all new external materials (including masonry, glazed bricks and cladding) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented thereafter.

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.

Externals New Masonry

9. No external masonry walls to the approved extension shall be constructed until a 1 square metre sample panel has been prepared on site and inspected and approved in writing by the Local Planning Authority. The sample panel must show the external finish and coursing of any masonry, and details of the mortar and pointing finish. The development shall be carried out in accordance with the approved sample.

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.

Extension – construction details

10. Prior to constructing the extension, 1:10 external construction details of the junctions between the extension and listed building, along with the materials used, shall be submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved sample.

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.

Protection of Stonework

11. Prior to the commencement of work to the south elevation, a protection strategy for the carved masonry figures to the front of the building and the carved friezes on the façade shall be submitted for approval in writing by the Local Planning Authority. Details shall include the method of protection against damage during scaffolding, construction and repair works.

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.

Re-Pointing

12. No re-pointing of the external masonry to the existing building, including within the atrium, shall be carried out until details of the mortar mixes together with their sand/aggregate specification have been submitted to and approved in writing by the Local Planning Authority. A 1 sq. metre sample of each pointing type shall be prepared on site for the inspection and approval in writing of the Local Planning Authority before repointing commences. The works shall be carried out in accordance with the approved sample panels thereafter.

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.

Footnote 1: Repointing of stonework shall be formed flush within the confines of the joint and tamped with a stiff churn brush. Weatherstruck, strap or ribbon pointing is not permitted. Further guidance is contained within Historic England, 2017 - Repointing Brick and Stone Walls Guidelines for Best Practice.

Stone Cleaning

13. No stone cleaning shall take place until full details of the specification of cleaning methods, including for paint removal from the front steps, has been submitted to and approved in writing by the Local Planning Authority. A sample panel of cleaning shall be prepared on site and approved in writing by the Local Planning Authority before stone cleaning commences. Thereafter any stone cleaning undertaken shall be in accordance with the agreed methods.

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.

Fenestration

14. Prior to the insertion of new windows and external doors within the permitted extension building, details shall be submitted to and approved in writing by the Local Planning Authority. These shall include product specifications, 1:5 sections and 1:20 elevations showing their appearance including materials, finish, colour, design details of the external reveals, heads, cills and jambs. The approved scheme shall thereafter be implemented.

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.

15. Prior to the insertion of new external openings and adaptation of openings within the existing building (including infills to blocked up openings), details of the interventions shall be submitted to and approved in writing by the Local Planning Authority. These shall include 1:5 sections and 1:20 elevations of each type of intervention, showing their appearance including materials, finish, colour, design and details of the external reveals, heads, cills and jambs. Where openings are infilled, the infill material shall match the surrounding masonry in terms of material, bedding, colour, coursing and joint size, and shall be set back into the reveals. The approved scheme shall thereafter be implemented.

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.

Repair of Existing Windows

16. A methodology for the repair of the existing windows shall be submitted for approval prior to the commencement of window repairs. This shall include the re-use of sound original ironmongery from any windows to be removed along with a sample of any new ironmongery, and the proposed colour of the existing window frames shall be informed by a paint analysis and research of the original colour scheme. The approved scheme shall be implemented thereafter.

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.

Secondary Glazing

17. Details of the proposed secondary glazing system shall be submitted for approval prior to installation. These shall include 1:5 sections and 1:20 elevations of the proposed units showing the frame configuration, which shall align with the frames of the external window frames, opening lights, colour, and method of fixing into the building fabric. The approved scheme shall be implemented thereafter.

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.

Roof

18. Prior to the commencement of works to the roof of the listed building, details of the proposed roof deck, lanterns and roof lights shall be submitted to and approved in writing by the Local Planning Authority. These shall include design proposals, lantern and roof light product specifications, 1:20 details of the roof and parapet junction and method of construction. The approved scheme shall be implemented thereafter.

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.

Atrium Laylight

19. Before the commencement of works within the atrium of the listed building, further details of the works to the existing laylight shall be submitted to and approved in writing by the Local Planning Authority. These shall include a methodology detailing conservation cleaning and repair methods, a protection strategy for retained elements in situ and details of the lighting array and access proposals, ventilation measures within the atrium, and fixing methods into the historic fabric. The approved scheme shall be implemented thereafter.

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.

Entrance Grilles

20. Prior to the installation of the replica entrance grilles on the south elevation, further details shall be submitted to and approved in writing by the Local Planning Authority. These shall include a 1:5 section and 1:20 elevation showing design details, materials, finish, colour and fixing methods. Works shall be carried out in accordance with the agreed details.

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.

External Lighting and other Fixings

21. Details of proposed external lighting, signage fixings, lightning protection, CCTV cameras and external equipment fixed to the building and curtilage structures, along with the locations and fixing methods, shall be submitted for approval in writing by the Local Planning Authority prior to installation. Fixings shall be into mortar joints and not into the stonework. All existing modern redundant equipment replaced by the new equipment shall be removed carefully and the surfaces made good. The approved scheme shall be implemented thereafter.

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.

Mechanical and Electrical

22. Prior to the commencement of each element of the mechanical and electrical works within the listed building a full specification of each element shall be submitted to and approved in writing by the Local Planning Authority. These shall include design of fittings including fire exit signs, door closers, vents and pipe runs, and the replacement of redundant or worn-out components. All installations shall be carefully routed and positioned so that architectural detailing is not damaged; this includes the architraves, covings, historic ceiling, wall and floor finishes, and historic fixtures. The approved works shall thereafter be implemented.

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.

Internal Openings

23. Prior to the insertion of new internal openings and adaptation of existing openings within the existing building details shall be submitted to and approved in writing by the Local Planning Authority. These shall include demolition methodology, 1:5 section and 1:20 elevations showing design details of new doors and joinery including architraves, materials, finish and samples. The approved scheme shall be implemented thereafter.

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.

Fittings and Architectural Features

24. Before development commences, an identification and recording of fittings and architectural features shall be undertaken on a room-by-room basis. The identification and recording of fittings shall include a protection methodology for items to be retained. Redundant or functioning historic fittings, including mechanical and electrical fittings, ironmongery, light fittings and historic vents, shall be retained unless otherwise agreed in writing by the Local Planning Authority. Where removal is acceptable, the fittings shall be removed carefully, and the surfaces made good. The approved scheme shall be implemented thereafter.

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.

Lifting of Floors

25. Where historic floors are required to be taken up to route services or for any other reason, they shall be lifted and reinstated carefully so that they are not damaged where possible. This will include timber floor finishes and floor tiles. Services shall be routed carefully to minimise damage to joists and ensure that their integrity is not compromised. Prior to the removal of floor coverings, a methodology showing the locations of service routes, along with the method and extent of lifting and reinstatement shall be submitted for approval in writing by the Local Planning Authority.

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.

26. Where existing floors cannot be retained, details of the materials and location for all new replacement floor coverings and details of any historic floor coverings to be permanently removed shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation or removal. The works shall only be carried out in accordance with the approved details.

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.

Colour of Radiators and Associated Exposed Pipework

27. The colour of new radiators and exposed heating pipework shall be submitted for approval in writing by the Local Planning Authority prior to installation. The approved scheme shall be implemented thereafter.

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.

Sprinkler System

28. No work to install a sprinkler system or fire suppression system shall commence until full details of the proposed system have been submitted to and approved in writing by the Local Planning Authority. Details shall include plans showing the routing of the installation through the building fabric including interventions (lifting floorboards, cutting through building fabric); product specifications and colour of any surface mounted systems, recessed sprinkler heads, exposed fittings and pipework; details and locations of pipe boxings. Mitigation measures to reduce harm to significance and damage to the building fabric. All pipework shall be carefully routed and positioned so that architectural detailing is not damaged; this includes the architraves, covings, timber panelling and historic ceiling and floor finishes. The approved scheme shall be implemented thereafter.

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.

Thermal Enhancement

29. Prior to the commencement of thermal enhancement measures, a methodology, proposed locations of interventions, 1:5 sections showing fixing methods and impact on historic fabric, and a specification shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter.

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.

Decorative Finishes

30. Prior to the conservation and repair of decorative wall and floor linings including marble, cork, veneered panelling, retained shelving, gallery dado and timber floor finishes, a methodology detailing conservation, cleaning and repair methods; material samples for replacement; and the extent of replacement shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter.

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.

Ceiling Cornices

31. Prior to the demounting and reinstatement of plaster ceiling cornices, ceiling plans and a methodology showing the extent of replacement and proposed new positions shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter.

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.

Shelving

32. Prior to the removal and adaptation of historic display shelving, a methodology detailing the extent of removal, repair, adaptation and relocation of shelving, and 1:5 joinery details shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter.

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.

Book lift

33. Prior to undertaking alterations to the book lift lining, a protection strategy and 1:10 details of the proposed alterations shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter.

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.

Ducts

34. Prior to the removal or alteration of in-wall vent ducts, locations and methodology showing the alterations shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter.

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.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- **This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “submitted to and approved in writing by the Local Planning Authority”.**
- **You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.**
- **This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.**
- **You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.**
- **It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.**
- **If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.**

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision> Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>. You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 14-Nov-2024

Signed:



David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2024/65/92473/W.

If a paper copy of the decision notice or decided plans are required, please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
