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:	**2025/44/90313/W**
Site Address:	Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS
Description:	Discharge of details pursuant to Phase 1 reserved by conditions 29 (external lighting/cctv) and 32 (external materials) of previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (Use Class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1); change of use of part existing market hall building and extension to form public library (Use Class F.1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (Class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area).
Recommending Officer:	Katie Chew

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.

Nick Hirst

AUTHORISED OFFICER

Date: 03-Jul-2025

Officer Report

Application: 2025/90313

Application Site: Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS

Proposal: Discharge of details pursuant to Phase 1 reserved by conditions 29 (external lighting/cctv) and 32 (external materials) of previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (Use Class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1); change of use of part existing market hall building and extension to form public library (Use Class F.1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (Class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area).

Overview

As referenced throughout this report, the scheme is comprised of numerous phases and components. Condition 3 of the originally approved application (2022/93248) identified several component parts of the development. This condition was to allow flexibility during construction to allow component parts to be brought forward at different phases of the development, if required.

For ease, Condition 3 of application 2022/93248 is outlined below.

> *3. For the purposes of this decision letter and the conditions therein, drawing 2069-FCB-SK-A-0226 P02 broadly identifies the component parts of the development as listed below. Applications to discharge relevant conditions shall be correlated to these component parts, or combination of parts:*
> *a) The public open space*
> *b) The outdoor event space;*
> *c) The extension to the existing library;*
> *d) The food hall and library;*
> *e) The art gallery;*
> *f) The service tunnels; and*
> *g) The venue and MSCP*
> ***Reason:*** *To ensure a consistent mechanism for the discharge of conditions.*

The information contained within this application only applies to Phase 1 of the development. Phase 1 encompasses the development of the outdoor event

space (component part b) and the food hall and (new) library (component part d) along with pockets of ornamental planting associated with these areas.

Subsequent phases of development shall include the remaining components of condition 3 and will require the submission of separate DOC applications.

Assessment

Condition 29: External Lighting/CCTV

> *29. Prior to the commencement of superstructure works, for any component part, or combination of parts, details of measures to prevent and deter crime and anti-social behaviour shall be submitted to and approved in writing by the Local Planning Authority. These shall include:*
>
> - *External lighting of public spaces;*
> - *Street furniture (seating, planters); and*
> - *Monitored CCTV*
>
> *The details will correspond with landscaping details to be provided pursuant to conditions (33). No part of the development shall be brought into use until the development has been implemented in accordance with the details so approved.*
> ***Reason:** In the interests of minimising the risk of crime and anti-social behaviour and creating a safer, more secure Town Centre's, and to accord with Policies LP24 and LP47 of the Kirklees Local Plan and the National Planning Policy Framework.*

In support of Condition 29, in so far as it relates to phase 1, the following documents have been submitted:

- External Electrical Services Layout, drawing no. CDT430201-BMD-ZZ-00-DR-E-400960-C01, Rev C01, received 05/02/2025.
- Library & Food Hall External CCTV, drawing no. IR430301-BAM-ZZ-00-DR-E-755004, Rev C01, received 13/03/2025.

This condition has been reviewed by KC Crime Prevention who have provided the following response in their consultation dated 24/02/2025.

> *'Regarding CCTV I am unable to discharge this condition at present.*
>
> - *General [id 1075216] Size: 852KB 05/02/2025 - CDT430201-BMD-ZZ-00-DR-E-400960 - External Services including CCTV locations – Only contains information on the placement of x4 CCTV cameras. I would anticipate more than this number to provide adequate technical surveillance of a site this size. Based on the diagram provided there does not appear to be any coverage of the benches or all the ingress / exit points onto site – for example stairwells.*

I assume that this document is indicative rather than final as per NOTE 5 on the plan – VSS Camera locations will be assessed by the specialist contractor.

Once the specialist contractor has supplied their plan showing all CCTV locations and how they will interact with the lighting layout, I will be able to look at discharging this part of condition 29'.

Following receipt of the above comments, the applicant submitted the plan Library & Food Hall External CCTV, drawing no. IR430301-BAM-ZZ-00-DR-E-755004, Rev C01, received 13/03/2025, which showed the external field of view from 4 of the CCTV cameras which face across the library and food hall external areas.

The Council's Crime Prevention Officer looked over the above document and confirmed via email on the 21/03/2025 that the proposals appear to be acceptable.

K.C. Conservation and Design were also consulted and stated in their consultation response, received 25/06/2025:

CCTV locations appear acceptable but this should be agreed by the Designing Out Crime Officers/advisors who we understand consider the details to be acceptable.

No concerns were raised over the implications of the CCTV from a heritage perspective.

Officers concur with the comments offered by K.C. Crime Prevention and KC Conservation & Design and recommend that the details submitted in so far as it relates to phase 1 (as identified in the above section), are approved.

In addition to the above, Condition 29 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

No part of the development shall be brought into use until the development has been implemented in accordance with the details so approved.

A note of the above is recommended to be included on the decision notice.

Condition 32: External Materials

32. No development above damp-proof course level shall take place upon the specified component part or parts (as referred to in condition 3) of the development until external materials have been submitted to and agreed in writing by the Local Planning Authority. The submission of materials to the Local Planning Authority shall set out the location of each material within the buildings elevation(s), their profile, colour, texture and their visible fittings. The materials shall be presented as a

display panel(s) of a pre-agreed size and at a location within the site to be agreed with the Local Planning Authority. For the avoidance of doubt details shall include any screening of roof top plant. The development shall be implemented and completed in accordance with those approved details.

Reason: *In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and the National Planning Policy Framework.*

In support of Condition 32 the following documents have been submitted:

- GA Elevations North & East Elevations, Drawing No. IR430301 CTA ZZ XX DR A 211100 C01, received 05/02/2025.
- GA Elevations South & West Elevations, Drawing No. IR430301 CTA ZZ XX DR A 211101 C01, received 05/02/2025.
- GA Elevations/Sections North, West & South Sections, Drawing No. IR430301 CTA ZZ XX DR A 211102 C01, received 05/02/2025.
- Façade Scoping/Setting Out North & East Elevations, Drawing No. IR430301 CTA ZZ XX DR A 222100 C01, received 05/02/2025.
- Façade Scoping/Setting Out South & West Elevations, Drawing No. IR430301 CTA ZZ XX DR A 222101 C02, received 05/02/2025.
- Façade Scoping/Setting Out North, West & South Sections, Drawing No. IR430301 CTA ZZ XX DR A 222102 C01, received 05/02/2025.
- Façade Scoping/Setting Out Clerestory Elevations, Drawing No. IR430301 CTA ZZ XX DR A 222103 C01, received 05/02/2025.
- Façade Scoping/Setting Out North & East Elevations, Drawing No. IR430301 CTA ZZ XX DR A 222150 C03, received 05/02/2025.
- Façade Scoping/Setting Out South & West Elevations, Drawing No. IR430301 CTA ZZ XX DR A 222151 C03, received 05/02/2025.
- Façade Scoping/Setting Out North, West & South Sections, Drawing No. IR430301 CTA ZZ XX DR A 222152 C03, received 05/02/2025.
- Façade Scoping/Setting Out Clerestory Elevations, Drawing No. IR430301 CTA ZZ XX DR A 222153 C03, received 05/02/2025.
- Bay Elevations East Elevation Bay Study 02, Drawing No. IR430301 CTA ZZ XX DR A 223102 C01, received 05/02/2025.
- Bay Elevations South Elevation Bay Study 01, Drawing No. IR430301 CTA ZZ XX DR A 223105 C01, received 05/02/2025.
- Bay Elevations North Elevation Bay Study 02, Drawing No. IR430301 CTA ZZ XX DR A 223106 C01, received 05/02/2025.
- Bay Elevations West Elevation Study 03, Drawing No. IR430301 CTA ZZ XX DR A 223109 C01, received 05/02/2025.
- Technical Sections, Drawing No. IR430301 CTA ZZ XX DR A 223453 T01, received 05/02/2025.
- Technical Sections, Drawing No. IR430301 CTA ZZ XX DR A 223455 T01, received 05/02/2025.
- Curtain Wall Door Section RAL 7016, received 05/02/2025.
- Façade Details Connecting Interface Details Sheet 01, Drawing No. IR430301 CTA ZZ XX DR A 255160 C01, received 05/02/2025.

- Façade Details Connecting Interface Details Sheet 02, Drawing No. IR430301 CTA ZZ DR A 255161 T01, received 05/02/2025.
- Façade Details Connecting Interface Details Sheet 03, Drawing No. IR430301 CTA ZZ XX DR A 255162 T01, received 05/02/2025.
- Façade Details Connecting Interface Details Sheet 04, Drawing No. IR430301 CTA ZZ XX DR A 255163 C01, received 05/02/2025.
- Façade Details Plan Interface Details Sheet 01, Drawing No. IR430301 CTA ZZ XX DR A 255170 C01, received 05/02/2025.
- Façade Details Plan Interface Details Sheet 02, Drawing No. IR430301 CTA ZZ XX DR A 255171 C01, received 05/02/2025.
- Façade Details Plan Interface Details Sheet 03, Drawing No. IR430301 CTA ZZ XX DR A 255172 C01, received 05/02/2025.
- Façade Details Plan Interface Details Sheet 04, Drawing No. IR430301 CTA ZZ XX DR A 255173 C01, received 05/02/2025.
- Façade Details Plan Interface Details Sheet 05, Drawing No. IR430301 CTA ZZ XX DR A 255174 C01, received 05/02/2025.
- Façade Details Plan Interface Details Sheet 06, Drawing No. IR430301 CTA ZZ XX DR A 255175 C01, received 05/02/2025.
- Façade Details Plan Interface Details Sheet 07, Drawing No. IR430301 CTA ZZ XX DR A 255176 C01, received 05/02/2025.
- Roof Scoping Level 02 Plan, Drawing No. IR430301 CTA ZZ 02 DR A 271102 C01, received 12/02/2025.
- GRC Sample Photo, received 12/02/2025.
- OCH Phase 1 GRC Sample, received 05/02/2025.
- OCH Phase 1 Rainscreen Cladding Swatch Sample 1, received 05/02/2025.
- Rainscreen Cladding Sample Colours, received 12/02/2025.
- Curtain Wall Door Section RAL 7016, received 05/02/2025.
- Clerestory and General Curtain Wall Frame Glazing RAL 7016, received 05/02/2025.
- Clerestory and General Curtain Wall Frame Glazing include Fin RAL 7022, received 05/02/2025.
- Clerestory and General Curtain Wall Frame Glazing 3 RAL 7016, received 05/02/2025.
- Clerestory and General Curtain Wall Frame Glazing 2 RAL 7016, received 05/02/2025.
- Clerestory and General Curtain Wall – Opening Light Section RAL 7016, received 05/02/2025.
- Façade Images – Material Comparison, received 12/02/2025.
- Covering Letter authored by Pegasus Group, dated 27/01/2025, received 05/02/2025.

It is important to note that the submitted covering letter states that this submission relates solely to Phase 1 of the development, specifically the curtain walling.

This condition has been reviewed by KC Conservation & Design (C&D) who have provided the following response in their consultation dated 25/06/2025.

This discharge of condition application relates to 'Phase 1' which covers the Food Hall, new Library and public space immediately outside.

Condition 32 stated "The materials shall be presented as a display panel(s) of a pre-agreed size and at a location within the site." These materials have been viewed in the Office on site.

The materials and colours are considered acceptable and include the details below;

Library cladding colour Bronze RAL 2525 Matt
Library pier RAL 3034 beige
Foodhall RAL 7022 grey

Rainscreen cladding 7034 matt light beige
7022 grey matt
RAL2525 Bronze matt

GRC offwhite – contains some variations due to the materials.

CCTV locations appear acceptable but this should be agreed by the Designing Out Crime Officers/advisors who we understand consider the details to be acceptable.

External lighting – acceptable as black and minimalist, subject to comments from the above.

Clerestory & Curtain wall door section– dark grey acceptable.

The details submitted are comprehensive and considered to be acceptable to discharge the Conditions.

Officers concur with the above assessment and recommend that the details be approved, solely relating to the curtain walling of buildings within Phase 1.

However, it is important to note that further details will need to be submitted within Phase 1 of the development in relation to any other works above damp-proof course level, such as roofing materials, windows etc.

Furthermore, Condition 32 does have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

> *The development shall be implemented and completed in accordance with those approved details.*

Recommendation: Approve.

Report Dated: 26/06/2025.

Decision Notice Text

Overview

This submitted relates to phase 1 of the development only. For the avoidance of doubt, based on the details contained within condition 3 of the permission, phase 1 encompasses the development of the outdoor event space (component part b) and the food hall and (new) library (component part d) along with pockets of ornamental planting associated with these areas.

Condition 29: External Lighting/CCTV

Pursuant to Condition 29, in so far as it relates to Phase 1 of the development, you have submitted:

- External Electrical Services Layout, drawing no. CDT430201-BMD-ZZ-00-DR-E-400960-C01, Rev C01, received 05/02/2025.
- Library & Food Hall External CCTV, drawing no. IR430301-BAM-ZZ-00-DR-E-755004, Rev C01, received 13/03/2025.

The submitted details are deemed to be acceptable for the initial requirements of Condition 29 in relation to Phase 1 of the development. However, it is noted that further applications will be required to be submitted, to discharge outstanding components/phases of the development in relation to Condition 29.

However, pursuant to phase 1, Condition 29 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

> *No part of the development shall be brought into use until the development has been implemented in accordance with the details so approved.*

Condition 32: External Materials

Pursuant to Condition 32, in so far as it relates to the Curtain Walling of building(s) within phase 1, you have submitted:

- GA Elevations North & East Elevations, Drawing No. IR430301 CTA ZZ XX DR A 211100 C01, received 05/02/2025.
- GA Elevations South & West Elevations, Drawing No. IR430301 CTA ZZ XX DR A 211101 C01, received 05/02/2025.
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- Clerestory and General Curtain Wall Frame Glazing 3 RAL 7016, received 05/02/2025.
- Clerestory and General Curtain Wall Frame Glazing 2 RAL 7016, received 05/02/2025.
- Clerestory and General Curtain Wall – Opening Light Section RAL 7016, received 05/02/2025.
- Façade Images – Material Comparison, received 12/02/2025.
- Covering Letter authored by Pegasus Group, dated 27/01/2025, received 05/02/2025.

The submitted details are deemed to be acceptable for the initial requirements of Condition 32 in relation to Phase 1's curtain walling. However, for the avoidance of doubt, further details will need to be submitted relating to Phase 1 of the development, in relation to any other works above damp-proof course level, such as roofing materials, windows etc. specifically in relation to component part d.

It is also noted that component part b) also falls within Phase 1 and therefore, where relevant, full details will be required to be submitted for this component part (including walling).

Condition 32 does also have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

> *The development shall be implemented and completed in accordance with those approved details.*