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

Reference No:	**2025/44/90393/W**
Site Address:	Queensgate Market, Princess Alexandra Walk, Huddersfield, HD1 2UJ
Description:	Discharge of details reserved by Conditions 10 (External Fixtures and Fittings), 12 (Mechanical and Electrical Works) and 13 (Thermal Enhancement Measures) of 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:	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: 09-May-2025

Officer Report

Application: 2025/90393

Application Site: Queensgate Market, Princess Alexandra Walk, Huddersfield, HD1 2UJ

Proposal: Discharge of details reserved by Conditions 10 (External Fixtures and Fittings) 12 (Mechanical and Electrical Works) and 13 (Thermal Enhancement Measures) of 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).

Condition wording

Condition 10: External Fixtures and Fittings

> *10. Prior to the installation of external lighting, CCTV cameras and external equipment fixed to the building, details shall be submitted for approval in writing by the Local Planning Authority. These shall include design and specification, colour, locations and fixing methods. 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 works shall be carried out in accordance with the approved details 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.*

Condition 12: Mechanical and Electrical Works

> *12. Prior to the installation of any exposed, or visible mechanical and electrical works from within, or externally attached, to the listed building, details shall be submitted to and approved in writing by the Local Planning Authority. These shall include a mechanical services strategy (including vents, pipes, fire suppression system), and electrical services strategy (power, data, LV, lighting supply), showing product specifications, distribution locations and 1:10 typical details of penetrations through existing fabric, colour and finish, along with the siting, size, detailing and screening of any internal and external plant units. All installations shall be carefully routed and positioned to avoid damage to architectural detailing including ceiling, wall and floor finishes. The works shall be carried out in accordance with the approved details 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.*

Condition 13: Thermal Enhancement Measures

> *13. Prior to the commencement of thermal enhancement measures, a method statement, proposed locations, 1:5 sections and a specification shall be submitted for approval in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details 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.*

Submitted documents

In support of Conditions 10 and 12 the following documents have been submitted:

- Food Hall Electrical Services document, Form 332-203 Rev 2, received 14/02/2025.
- Library Electrical Services document, Form 332-203 Rev 2, received 14/02/2025.
- Mechanical Food Hall Technical document, Form 332-203 Rev 2, received 13/02/2025.
- Queensgate Technical Submission Document, Form 332-203 Rev 2, received 13/02/2025.
- Library Parabolic Roof Technical Submission Document, Form 332-203 Rev 2, received 13/02/2025.
- Queensgate Artwork Lighting Technical Submission Document, Form 332-203 Rev 2, received 13/02/2025.

In support of Condition 13 the following documents have been submitted:

- Rockwool Technical Datasheet, Version 3.00, dated September 2023, received 13/02/2025.
- Wall Scoping Plan – Lower Ground Floor, Drawing No. IR430301 CTA ZZ LG DR A 302099 Rev C01, received 13/02/2025.
- Wall Scoping Plan – Upper Ground Floor, Drawing No. IR430301 CTA ZZ 00 DR A 302100 Rev C01, received 13/02/2025.
- Wall Partition Build-Ups All Areas, Drawing No. IR430301 CTA ZZ XX DR A 306100 Rev C01, received 13/02/2025.

Assessment

The above documents have been reviewed by KC Conservation & Design, with comments received 08/05/2025. KC Conservation & Designs' assessment of the proposal is as follows:

> *A similar sprinkler system was in place in this building prior to demolition works and is essential to the safety of the building. A comment from the*

Heritage Statement FF30 Main Room was "The soffit-mounted services are a combination of original sprinklers and suspended lighting. No value but necessary for use."

An extract from the Concrete Quarterly in 1971 stated "The shells are designed to be seen free of services". I think that refers to the external hyperbolic paraboloid shells which were originally lit by lamps concealed in precast circular elements with chamfered form on the exterior (balcony).

The Heritage Statement – significance 5.3.3 Vol 5 picked out Elements of Interest – uplighting contained in large central market columns at the same level of the market stall canopy. Ideally it would have been preferred to utilise new uplighters to follow the original designs to light the unusual shapes with minimal clutter.

Apparently, the uplighters of the concrete columns have been Value Engineered out which is disappointing, however, with a project of this scale some compromise is expected. There was evidence of high-level trunking on the original building which will be installed as it was prior to demolition works and track mounted lighting in these areas together with the sprinkler system which existed originally. The roof area was less visible previously with the market stall structures in place. Ideally it would be preferred to seek the most minimalist and reversible installation for lighting and sprinkler systems. The proposals submitted are adequate in view of what existed originally and current safety requirements. The light sockets at the base of the concrete columns have been reduced to the minimum amount possible. There will be 2 temperature sensors on the columns which is the minimum possible with either small box cables or a Wi-Fi system.

Overall, in light of the justifications provided the proposals submitted including thermal enhancements are considered acceptable to allow for the Discharge of these Conditions.

Officers concur with the above assessment and consider the identified submitted documents to appropriately address the requirement(s) of each condition. It is therefore recommended that the details submitted pursuant to conditions 10, 12 and 13 be approved.

However, conditions 10, 12 and 13 all have ongoing requirements for which the works shall be implemented in accordance with the approved details. A note stipulating this may be placed on the decision notice.

Recommendation: Approve details.

Report Dated: 09/05/2025.

Recommended Decision Notice Text

Conditions: 10 (External Fixtures and Fittings), 12 (Mechanical and Electrical Works) and 13 (Thermal Enhancement Measures)

Pursuant to Conditions 10 and 12 you have submitted:

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- Library Electrical Services document, Form 332-203 Rev 2, received 14/02/2025.
- Mechanical Food Hall Technical document, Form 332-203 Rev 2, received 13/02/2025.
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Pursuant to Condition 13 you have submitted:

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The submitted details are acceptable for the initial purpose(s) of Conditions 10, 12 and 13, and are hereby approved. However, please be aware that Conditions 10, 12 and 13 all have the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

> *The works shall be carried out in accordance with the approved details thereafter.*