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:	**2025/44/90924/W**
Site Address:	72, Northgate, Huddersfield, HD1 6AE
Description:	Discharge of details reserved by conditions 3 (materials) and 6 (bin store and substation) on previous permission 2024/92246 for redevelopment of existing site including demolition of existing car sales room (sui generis) and erection of new 2 storey police station (sui generis) with associated car parking, landscaping and infrastructure
Recommending Officer:	William Simcock

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: 04-Jul-2025

Application: 2025/90924

Site: 72, Northgate, Huddersfield, HD1 6AE

Proposal: discharge of details reserved by conditions 3 (materials) and 6 (bin store and substation) on previous permission 2024/92246 for redevelopment of existing site including demolition of existing car sales room (sui generis) and erection of new 2 storey police station (sui generis) with associated car parking, landscaping and infrastructure.

Assessment

Condition 3 (Materials)

> *3. Details and specifications of all external materials shall be submitted to and approved in writing by the Local Planning Authority before work on the superstructure of the new building commences and the development shall be implemented using the approved materials. Samples of the facing bricks to be used on the new building shall be presented or left on site for inspection by officers of the Local Planning Authority prior to superstructure works commencing.*
> ***Reason**: To ensure that the proposed development contributes to the aim of achieving well-designed and beautiful places and buildings, and to accord with the aims of Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

The following have been submitted:

- A plan entitled General Arrangement Elevations (ref.6BKD2-BBA-32-ZZ-D-A-3001 rev. 9)

- Sample panels of the two types of bricks that are proposed to be used – Village Golden Thatch and Leicestershire Russett Mixture – supplied by Forterra. These were inspected on site by the case officer on 30/06/2025;

- Information in the form of an email sent 14/05/2025 confirming that cladding, louvre screen and window frames are to be RAL 7016, Anthracite Grey;

- An indicative colour rendered 3-D image of the building by Bond Bryan showing contrasting areas of light (yellow) and dark (reddish-brown) brick for the main part of the walls and inset panels respectively.

- Email dated 19/06/2025 stating the following: ‘Village Golden Thatch as the brick for the non-recessed areas of the building and Leicestershire Russet Mixture for the recessed brickwork’

- Email dated 13/05/2025 stating a recess depth of 8mm.

The use of two bricks was considered and accepted at application stage, subject to condition 3 ensuring suitably high quality materials were secured.

While stone is typically predominant in and around Huddersfield town centre, for this site materials in the immediate area are more varied. The site currently hosts a former car saleroom faced in modern cladding, with other modern-clad buildings (in different colours) nearby, a red-brick building next door, render, as well as the aforementioned use of stone.

The use of a stone-coloured brick (the Village Golden Thatch) would reflect the predominant colouring of the area (i.e., natural Yorkshire stone) while also reflecting the immediate variation. The use of dark brick (Leicestershire Russet Mixture) and an 8mm recess would add visual interest to the building that would likewise not be out of keeping with local materials. The specific products used are considered a suitable quality, for the context of this site.

It is considered that all materials, including finish colours for the cladding, louvre screen and window frames, are acceptable and would assist in delivering a development that would enhance the quality of the townscape, and it is recommended that approval is granted.

The condition has an ongoing requirement, a note of which is recommended to be included on the decision notice.

Condition 6 (bin store and substation)

> *6. A set of elevational drawings showing the detailed design of the bin store and substation, including specifications of materials and finishes, shall be submitted to and approved in writing by the Local Planning Authority before the erection of these two structures commences and the bin store and substation shall be erected in accordance with the approved details.*
> ***Reason**: To ensure that the proposed development contributes to the aim of achieving well-designed and beautiful places and buildings, and to accord with the aims of Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

A drawing, Substation Plans and Elevations reference 6BKD2-BBA-34-ZZ-D-A-7810, by Bond Bryan, has been submitted. The layout of the structure complies with the approved plans, with the condition relating to materials and finish only.

The submitted plan shows the substation as a brick building 3.3m in height with a flat roof, the bin store adjoining it as a compound surrounded by timber-clad fencing of 2.8m in height. Subsequent correspondence (email from developer 03/07/2025) has confirmed that the intended external facing material for the substation would be Village Golden Thatch by Forterra (as per the above, to be the primary material of the main building).

Whilst a flat-roofed building of 3.3m height may be considered to appear as a strident and unsightly feature in a domestic setting, that proposed would be seen in a commercial and civic setting, in the context of the relatively large new police station to the north and the Shak's Specialist Cars dealership to the south (also a flat roofed building and approximately 4.5-5.0m in height). While on the site's frontage, it would also be set back a modest amount (circa 6m) from the public realm and principal vistas of the site: it would present its respective main elevation to the police station yard and to Back Union Street. In this context, neither the brick substation enclosure nor the high timber fence for the bin store would appear as out of keeping with their surroundings.

It is considered that all design details are acceptable and would assist in delivering a development that would enhance the quality of the townscape, and it is recommended that approval is granted. The erection of the bin store and substation in accordance with these details will discharge the condition.

Recommendation: Approve details

Report Dated: 03/07/2025

Proposed Letter Text

Condition 3 (Materials)

The following information has been submitted pursuant to condition 3:

- A plan entitled General Arrangement Elevations (ref.6BKD2-BBA-32-ZZ-D-A-3001 rev. 9);

- Sample panels of the two types of bricks that are proposed to be used – Village Golden Thatch and Leicestershire Russett Mixture – supplied by Forterra. These were inspected on site by the case officer on 30/06/2025;

- Information in the form of an email sent 14/05/2025 confirming that cladding, louvre screen and window frames are to be RAL 7016, Anthracite Grey;

- An indicative colour rendered 3-D image of the building by Bond Bryan showing contrasting areas of light (yellow) and dark (reddish-brown) brick for the main part of the walls and inset panels respectively.

- Email dated 19/06/2025 stating the following: 'Village Golden Thatch as the brick for the non-recessed areas of the building and Leicestershire Russet Mixture for the recessed brickwork'

- Email dated 13/05/2025 stating a recess depth of 8mm.

Notwithstanding earlier versions of the submission, per the email dated 19/06/2025, it is proposed that the brick 'Village Golden Thatch' is to be used

for the main face of the building, while the brick ‘Leicestershire Russett Mixture’ is proposed for the panels that are indicated as “recessed” on the elevational drawing (the developer has confirmed that the recess is to be 8mm)

On this basis, the proposed materials and finish colours are considered acceptable and are hereby approved.

Notwithstanding the above, please be aware that condition 3 has the following ongoing requirements which must be adhered to, to ensure ongoing compliance:

> *the development shall be implemented using the approved materials.*

Condition 6 (bin store and substation)

The following information has been submitted pursuant to condition 6:

- A drawing entitled Substation Plans and Elevations, reference 6BKD2-BBA-34-ZZ-D-A-7810, by Bond Bryan;

- An email dated 03/07/25 confirming that the facing material for the substation is to be Village Golden Thatch brick referred to above.

The drawing shows the substation as a brick building 3.3m in height with a flat roof, the bin store adjoining it as a compound surrounded by timber-clad fencing of 2.8m in height.

These details are considered acceptable and are hereby approved.

Notwithstanding the above, please be aware that condition 6 has the following ongoing requirements which must be adhered to, to ensure ongoing compliance:

> *the bin store and substation shall be erected in accordance with the approved details.*