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:	**2025/44/91368/W**
Site Address:	Former Deighton Centre, Deighton Road, Deighton, Huddersfield, HD2 1JP
Description:	Discharge of details reserved by condition 3 (materials) on previous permission 2023/93350 for development of former Deighton Centre (previously Deighton High School) for Social Emotional and Mental Health School (use class F1) comprising single and two storey educational buildings; roof mounted photo-voltaic panels; sensory garden spaces; multi-use games areas; landscaping; hardstanding areas; carparking; access with secure fencing and ancillary development
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: 20-May-2025

Officer Report

Application: 2025/91368

Application Site: Former Deighton Centre, Deighton Road, Deighton, Huddersfield, HD2 1JP.

Proposal: Discharge of details reserved by condition 3 (materials) on previous permission 2023/93350 for development of former Deighton Centre (previously Deighton High School) for Social Emotional and Mental Health School (use class F1) comprising single and two storey educational buildings; roof mounted photo-voltaic panels; sensory garden spaces; multi-use games areas; landscaping; hardstanding areas; carparking; access with secure fencing and ancillary development.

Assessment:

Condition 3 (Materials)

> *3. Prior to their use, details of all the external facing materials for the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.*
> ***Reason:** In the interests of the visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

The applicant has submitted the following documents pursuant to Condition 3:

- Covering Letter authored by Lichfield's, Ref: 65150/02/JG/RBa/33592821V1, dated 16/05/2025, received 19/05/2025.
- Photographs of Brick Samples, received 19/05/2025.
- Wienerberger Pagus Grey/Black Stretcher Bond brick, received 19/05/2025.
- Wienerberger Bronsgroen Stretcher Bond brick, received 19/05/2025.

The above documents outline that the principal elevations, including soldier course (identified as nos. 3 & 10) on previously approved GA Elevations drawing no. FSA-XX-XX-DR-A-2000 Rev P03, are to be finished in Wienerberger Bronsgroen (buff) Stretcher Bond brick.

The main hall on the north-eastern elevation of the school (identified as 04 on the above previously approved plan) is to be finished in Wienerberger Pagus Grey/Black Stretcher Bond brick. The use of a dark brick was accepted at application stage. While a darker brick such as that proposed is not typical in the area, it is not unusual for schools to have varied design elements, compared to local vernacular, including materials. Furthermore, the dark brick is limited to

a small section of the building, to the rear, without facing prominently into the public realm. On this basis, the atypical material (for the area) proposed would not result in harm to the established character. Overall, the proposed product is considered suitable.

Feature panels are provided throughout the school building and are to be finished in both Klinker La Covadonga Glazed bricks Yellow glazed – 3223-L and Klinker La Covadonga Glazed bricks Green glazed – 3315-L (as shown within the photographs of the Brick Samples). Per the above comments, varied pallets on schools are not unusual and that proposed is considered a suitable quality product which aligns with the details considered at application stage.

Furthermore, external aluminium window and door frames, rooflight frames, louvres (above windows), lean-to mono pitch canopy frames, and metal trims (coping etc) are all to be in the colour RAL 7003 (Moss grey). Rainwater pipes inc. hoppers (main hall) are to be in the colour RAL 7016 (Anthracite grey).

The above details are considered to be acceptable, sympathetic to the surrounding area and existing buildings, and in line with the previously approved details under application 2023/93350. Officers therefore consider the materials to be appropriate in the interests of visual amenity, and it is therefore recommended that Condition 3 is discharged.

However, be aware that the condition has the below ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

> *The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.*

Recommendation: Approve details.

Report Dated: 20/05/2025.

Recommended Decision Notice Text

Condition 3 (Materials)

Pursuant to Condition 3, you have submitted:

- Covering Letter authored by Lichfield's, Ref: 65150/02/JG/RBa/33592821V1, dated 16/05/2025, received 19/05/2025.
- Photographs of Brick Samples, received 19/05/2025.
- Wienerberger Pagus Grey/Black Stretcher Bond brick, received 19/05/2025.
- Wienerberger Bronsgroen Stretcher Bond brick, received 19/05/2025.

The submitted information is deemed to be acceptable for the initial requirements of Condition 3 and is hereby approved. However, Condition 3

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

> *The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.*