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:	2025/44/92476/W
Site Address:	Queensgate Market, Princess Alexandra Walk, Huddersfield, HD1 2UJ
Description:	Discharge of details reserved by conditions 14 (blinds), 15 (flooring), 17 (market stalls), 19 (partition wall/glazed screen) on previous 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 (LBC) – 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: 21-Oct-2025

Application: 2025/92476

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

Proposal: Discharge of details reserved by conditions 14 (blinds), 15 (flooring), 17 (market stalls), 19 (partition wall/glazed screen) on previous 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).

Assessment:

Condition 14: Blinds

> *14. Prior to the installation of blinds or other daylight control to rooms identified for use by WYAS, details and 1:10 typical details of fixing methods 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.*

In support of Condition 14 the applicant has submitted:

- Glass Specification Document, drawing no. IR430301-CCLF-XX-ZZ-RP-X-009001 Rev P02, authored by CCL Facades, dated 24/01/2025, received 03/09/2025.
- GA Elevations, drawing no. IR430301 CTA ZZ XX DR A 211100 C02, received 03/09/2025.
- N10 General fixtures/furnishings/equipment Construction, ref: IR430301-CTA-ZZ-XX-SP-A-010N10 Rev C02, authored by Chapman Taylor LLP, dated 09/01/2025, received 03/09/2025.
- &Helios Large Roller Blind Brochure, received 03/09/2025.

The condition has been reviewed by KC Conservation & Design (C&D) who have provided the following response in their consultation dated 20/10/2025:

> *14. The blind is installed for glare for the WYAS research room and library to permit no UV to pass through. The proposed colour, finish and fixings are considered acceptable.*

Officers concur with the conclusions made by KC Conservation & Design and therefore recommend that Condition 14 is approved. However, Condition 14 has the following ongoing requirement, which must be adhered to, to ensure the ongoing compliance of the condition:

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

Condition 15: Flooring

15. Prior to the installation of the terrazzo food hall floor surface, the design and specification and a sample panel 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.*

In support of Condition 15 the applicant has submitted:

- Paving sample photos: IMG_5163, IMG_5164 & IMG_5165, all received 03/09/2025.
- Food Hall Terrazo Flooring Options, ref: IR430301-CTA-00-XX-RP-A-000012 Rev P01, authored by Chapman Taylor LLP, dated 09/05/2025, received 03/09/2025.
- Floor Finishes Plan Upper Ground Floor, drawing no. IR430301 CTA ZZ 00 DR A 231100 C03, received 03/09/2025.
- M41 Terrazzo tiling/in situ terrazzo Construction, ref: IR430301-CTA-ZZ-XX-SP-A-010M41 Rev C01, authored by Chapman Taylor LLP, dated 22/12/2024, received 03/09/2025.

The condition has been reviewed by KC Conservation & Design (C&D) who have provided the following response in their consultation dated 20/10/2025:

15. The terrazzo samples are light grey and darker grey to match as closely as possible what existed previously. I have seen samples at a meeting on 25th July 2025 and these are acceptable.

Officers concur with the conclusions made by KC Conservation & Design and therefore recommend that Condition 15 is approved. However, Condition 15 has the following ongoing requirement, which must be adhered to, to ensure the ongoing compliance of the condition:

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

Condition 17: Market Stalls

17. Prior to the commencement of development, details at a scale of 1:10 and accompanying specification shall be provided in respect of retained market stalls (as identified within the Heritage Impact Assessment, Section 3, 3.3.2, page 45). 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.*

In support of Condition 17 the applicant has submitted:

- Joinery Details Coat of Arms Display Case, Drawing No. IR430301 CTA ZZ XX DR A 701100 C02, received 03/09/2025.
- Joinery Details Terrazzo Upstand Panels, Drawing No. IR430301 CTA ZZ XX DR A 701101 C03, received 03/09/2025.

The condition has been reviewed by KC Conservation & Design (C&D) who have provided the following response in their consultation dated 20/10/2025:

17. The retained market stalls refers to some retained terrazzo upstand panels that will be refixed to the rear entrance as shown on the following drawing. The location and reason for this was explained at a site visit on 25th July 2025. [Conservation & Design Officers] had previously intended that they should be reused in the new food halls, so the proposal is to fix them to the dividing wall at the rear entrance of the food hall.

Officers concur with the conclusions made by KC Conservation & Design and therefore recommend that Condition 17 is approved. However, Condition 17 has the following ongoing requirement, which must be adhered to, to ensure the ongoing compliance of the condition:

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

Condition 19: Partition Wall/Glazed Screen

19. Prior to the commencement of development details of the internal partition wall and glazing between the library and food hall shall be submitted for approval, including detailing and fixings at the junction of the columns and roof structure, material samples, finishes and colour. 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.*

In support of Condition 19 the applicant has submitted:

- Material photographs – 20250625_161021 and 20250625_161100, both received 03/09/2025.

- Ei90 Fire Rated Screen – Elevation Ref(s): EWS-308-a1, a2, a3, a4 and a5, drawing no. IR430301-CCL-XX-XX-DR-X-100000 Rev C1, received 03/09/2025.
- EI90 Fire Rated Screen Rectangles – Typical Sections, drawing no. IR430301-CCL-XX-XX-DR-X-300000 Rev C1, received 03/09/2025.
- EI90 Fire Rated Screen Rakes – Typical Sections, drawing no. IR430301-CCL-XX-XX-DR-X-300001 Rev C1, received 03/09/2025.
- Façade Details Plan Interface Details Sheet 02, drawing no. IR430301 CTA ZZ XX DR A 255171 C03, received 03/09/2025.
- Partition Details EWS-308P Details, drawing no. IR430301 CTA ZZ XX DR A 306154 C01, received 03/09/2025.
- Internal Glazed Screen Elevations Upper Ground Floor, drawing no. IR430301 CTA ZZ 00 DR A 323100 C02, received 03/09/2025.

The condition has been reviewed by KC Conservation & Design (C&D) who have provided the following response in their consultation dated 21/10/2025:

> *19. Proposed partition wall and glazing between the library and food hall, including detailing and fixings at the junction of the columns and roof structure, material samples, finishes and colour details have been shown in the plans submitted in support of this discharge of condition application.*
>
> *The details appear to follow the methods proposed for the whole development and appear to be acceptable.*

Officers concur with the conclusions made by KC Conservation & Design and therefore recommend that Condition 19 is approved. However, Condition 19 has the following ongoing requirement, which must be adhered to, to ensure the ongoing compliance of the condition:

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

Recommendation: Approve details.

Report Dated: 21/10/2025

<u>Decision Notice Text</u>

Condition 14: Blinds

Pursuant to Condition 14, you have submitted:

- Glass Specification Document, drawing no. IR430301-CCLF-XX-ZZ-RP-X-009001 Rev P02, authored by CCL Facades, dated 24/01/2025, received 03/09/2025.

- GA Elevations, drawing no. IR430301 CTA ZZ XX DR A 211100 C02, received 03/09/2025.
- N10 General fixtures/furnishings/equipment Construction, ref: IR430301-CTA-ZZ-XX-SP-A-010N10 Rev C02, authored by Chapman Taylor LLP, dated 09/01/2025, received 03/09/2025.
- &Helios Large Roller Blind Brochure, received 03/09/2025.

The submitted information is sufficient to discharge Condition 14 and is hereby approved. However, Condition 14 has the following ongoing requirement, which must be adhered to, to ensure the ongoing compliance of the condition:

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

Condition 15: Flooring

Pursuant to Condition 15, you have submitted:

- Paving sample photos: IMG_5163, IMG_5164 & IMG_5165, all received 03/09/2025.
- Food Hall Terrazo Flooring Options, ref: IR430301-CTA-00-XX-RP-A-000012 Rev P01, authored by Chapman Taylor LLP, dated 09/05/2025, received 03/09/2025.
- Floor Finishes Plan Upper Ground Floor, drawing no. IR430301 CTA ZZ 00 DR A 231100 C03, received 03/09/2025.
- M41 Terrazzo tiling/in situ terrazzo Construction, ref: IR430301-CTA-ZZ-XX-SP-A-010M41 Rev C01, authored by Chapman Taylor LLP, dated 22/12/2024, received 03/09/2025.

The submitted information is sufficient to discharge Condition 15 and is hereby approved. However, Condition 15 has the following ongoing requirement, which must be adhered to, to ensure the ongoing compliance of the condition:

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

Condition 17: Market Stalls

Pursuant to Condition 17, you have submitted:

- Joinery Details Coat of Arms Display Case, Drawing No. IR430301 CTA ZZ XX DR A 701100 C02, received 03/09/2025.
- Joinery Details Terrazzo Upstand Panels, Drawing No. IR430301 CTA ZZ XX DR A 701101 C03, received 03/09/2025.

The submitted information is sufficient to discharge Condition 17 and is hereby approved. However, Condition 17 has the following ongoing requirement, which must be adhered to, to ensure the ongoing compliance of the condition:

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

Condition 19: Partition Wall/Glazed Screen

Pursuant to Condition 19, you have submitted:

- Material photographs – 20250625_161021 and 20250625_161100, both received 03/09/2025.
- Ei90 Fire Rated Screen – Elevation Ref(s): EWS-308-a1, a2, a3, a4 and a5, drawing no. IR430301-CCL-XX-XX-DR-X-100000 Rev C1, received 03/09/2025.
- EI90 Fire Rated Screen Rectangles – Typical Sections, drawing no. IR430301-CCL-XX-XX-DR-X-300000 Rev C1, received 03/09/2025.
- EI90 Fire Rated Screen Rakes – Typical Sections, drawing no. IR430301-CCL-XX-XX-DR-X-300001 Rev C1, received 03/09/2025.
- Façade Details Plan Interface Details Sheet 02, drawing no. IR430301 CTA ZZ XX DR A 255171 C03, received 03/09/2025.
- Partition Details EWS-308P Details, drawing no. IR430301 CTA ZZ XX DR A 306154 C01, received 03/09/2025.
- Internal Glazed Screen Elevations Upper Ground Floor, drawing no. IR430301 CTA ZZ 00 DR A 323100 C02, received 03/09/2025.

The submitted information is sufficient to discharge Condition 19 and is hereby approved. However, Condition 19 has the following ongoing requirement, which must be adhered to, to ensure the ongoing compliance of the condition:

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