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:	2025/44/92554/W
Site Address:	Huddersfield Bus Station, Upperhead Row, Huddersfield, HD1 2JN
Description:	Discharge of details reserved by condition 3 (materials) on previous permission 2025/91604 for Variation of condition 2 (plans) on previous permission 2024/92302 for refurbishment comprising (phase 1): facade improvements including Henry Street entrance; replacement shop fronts; alterations to external bus apron; extension and alterations to existing barrier within the bus alighting lane adjacent to Henry Street; (phase 2): new entrance canopy; public realm improvements; cycle hub; facade improvements including replacement shop fronts
Recommending Officer:	Liz Chippendale

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: 14-Nov-2025

Application: 2025/92554

Site: Huddersfield Bus Station, Upperhead Row, Huddersfield, HD1 2JN

Proposal: Discharge of details reserved by condition 3 (materials) on previous permission 2025/91604 to Variation condition 2 (plans) on previous permission 2024/92302 for refurbishment comprising (phase 1): facade improvements including Henry Street entrance; replacement shop fronts; alterations to external bus apron; extension and alterations to existing barrier within the bus alighting lane adjacent to Henry Street; (phase 2): new entrance canopy; public realm improvements; cycle hub; facade improvements including replacement shop fronts

Public Representations

No representations were received.

Background

The original discharge of condition application referenced the original planning permission reference 2024/92302. An application was submitted reference 2025/91604 to vary condition 2 of the original planning permission 2024/92302 prior to this discharge of condition application submission. The application to vary condition 2 was approved during this assessment period. In order to regularise the description, a new application form was submitted by the applicant with an amended description which referenced the most recent permission for the development and the description of development was amended to reflect this.

Assessment

Condition 3 (phase one materials)

> *3. Prior to the commencement of phase one, as shown on plan 202335-SGP-ZZ-ZZDR-A-131105 Rev P01 Combined Phasing, samples of all facing and roofing materials shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall then be completed using the approved materials.*
> ***Reason**: In the interest of visual amenity and to accord with the aims Policy LP24 and LP35 of the Kirklees Local Plan. This is a pre-commencement condition to ensure the use of suitable materials prior to works starting on site.*

The following details have been submitted:

- Materials Schedule – Huddersfield bus station word document
- GA elevations 1 of 5 ref: HBS-AHR-XX-ZZ-D-A-20101 rev P11
- GA elevations 2 of 5 ref: HBS-AHR-XX-ZZ-D-A-20102 rev P10
- GA elevations 3 of 5 ref: HBS-AHR-XX-ZZ-D-A-20103 rev P8
- GA elevations 4 of 5 ref: HBS-AHR-XX-ZZ-D-A-20104 rev P7

- GA elevations 5 of 5 ref: HBS-AHR-XX-ZZ-D-A-20105 rev P9

Consultee response

KC Conservation and Design – Conservation and Design officers provided the following comments (email dated 23/10/2025):

> *I agree that the proposed materials are acceptable for this part of the bus station.*

The use of a mixture of stone cladding (70mm honed faced traditional European Stone with split face below DPC level) and standing seam cladding (VMZinc vertical seam cladding- grey) with grey bitumen roofing system are considered acceptable by officers for use in phase one of the bus station development. The proposed materials align with the expectations at the time of the determination of 2024/92302 (and as modified by 2025/91604) and officers are satisfied that the use of materials would have a neutral impact on the adjacent conservation area and listed buildings.

Summary

The proposed materials are considered acceptable are recommended to be approved.

Materials for phase two are dealt with via a separate condition (condition 4), negating the need for a partial approval.

Furthermore, the condition has an ongoing requirement which must be adhered to, to ensure ongoing compliance. A note of this requirement is recommended.

Officer Recommendation: Approve

Date: 12/11/2025

Recommended Decision notice text

Condition 3 (Phase one materials)

The following details have been submitted:

- Materials Schedule – Huddersfield bus station word document
- GA elevations 1 of 5 ref: HBS-AHR-XX-ZZ-D-A-20101 rev P11
- GA elevations 2 of 5 ref: HBS-AHR-XX-ZZ-D-A-20102 rev P10
- GA elevations 3 of 5 ref: HBS-AHR-XX-ZZ-D-A-20103 rev P8
- GA elevations 4 of 5 ref: HBS-AHR-XX-ZZ-D-A-20104 rev P7
- GA elevations 5 of 5 ref: HBS-AHR-XX-ZZ-D-A-20105 rev P9

The proposed materials are considered acceptable, and are hereby approved, in so far as they relate to phase one of the development. However, be aware

that condition 3 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance with the condition:

> *Thereafter the development shall then be completed using the approved materials.*

You are also reminded of the requirement of condition 4, relating to the submission of materials for phase 2.