

67 Daisy Hill, Dewsbury,

WF13 1LT

Statement in Support of Discharge of Conditions

Application Reference: 2022/62/91597/E

September 2025



1. Introduction and Project Background

Planning permission was granted in November 2022 for the change of use of a former retail unit into residential dwellings within the Dewsbury Town Centre Conservation Area. The scheme aims to regenerate a vacant property, improve the street scene, and deliver high-quality residential accommodation in line with heritage sensitivity.

Since approval, the applicant has advanced the design and specification stage to meet modern building regulation standards while ensuring the heritage character of the Conservation Area is respected.

As part of this process, the Local Planning Authority identified two outstanding conditions requiring formal discharge before occupation:

Condition 6 – Ventilation Scheme

Condition 7 – Sound Insulation

This statement, alongside supporting technical reports and evidence, seeks to address and discharge these conditions.

2. Condition 6 – Ventilation Scheme

The decision notice requires a ventilation scheme for habitable rooms where windows may need to remain closed to mitigate external noise.

- An SAP 10 Report (Flat 2, dated 06/08/2025) demonstrates compliance with ventilation and overheating control requirements, achieving a SAP rating of 72 (Band C) and an Environmental Impact rating of 94 (Band A). (SAP Report is attached please check)
- Modern sash-style replacement windows are proposed, incorporating trickle vents for controlled background ventilation. These replicate the proportions and appearance of traditional sashes but use modern materials for better durability, energy efficiency, and acoustic performance.
- A mechanical ventilation system has already been installed on the ground floor, supported by technical data and site photographs (please check the attachments). This ensures rooms most affected by street-level noise have reliable ventilation even when windows remain closed.

Balanced Approach for Upper Floors

- For the first floor and above, the applicant proposes reliance on openable sash-style windows with trickle vents rather than mechanical ventilation.
- This is justified by several factors:

Noise & Comfort

- External noise impact is significantly reduced above ground level, making natural ventilation a more comfortable and practical solution.

Safety & Building Regulations

- The old timber sashes had very low sill heights (as low as 250mm), creating a serious fall risk.
- The new sash-style windows incorporate reinforced frames, toughened double glazing, and secure locking systems, ensuring compliance with safety standards while protecting occupants.

Cost & Practicality

- Extending mechanical ventilation throughout the building would be disproportionately costly and create ongoing maintenance and running costs for tenants.
- Natural ventilation via secure, openable windows avoids these burdens and ensures long-term sustainability.

Heritage & Street Character

- Most neighbouring properties on Daisy Hill continue to rely on openable windows for ventilation.
- The chosen solution therefore reflects the established character of the street while still maintaining modern performance standards.

Conclusion for Condition 6

This approach represents a **reasonable compromise**:

- Ground floor – mechanical ventilation + trickle vents, to mitigate noise impacts.
- Upper floors – openable sash-style windows with trickle vents, balancing comfort, safety, practicality, and heritage sensitivity.
 - This ensures compliance with the intent of the condition while delivering a proportionate, safe, and sustainable solution.

3. Condition 7 – Sound Insulation

This condition requires written evidence that separating walls, floors, and ceilings achieve a minimum airborne sound insulation of **55dB Dntw+Ctr**.

- Construction specifications and SAP data confirm that upgraded separating elements have been designed to meet or exceed required standards. (please check attachments)
- Acoustic glazing within the replacement windows further enhances performance, reducing external noise intrusion and improving internal amenity.
- Written confirmation and/or testing evidence will be provided prior to occupation in line with Local Authority requirements.

Conclusion

The applicant respectfully requests the formal discharge of **Conditions 6 and 7** of planning permission **2022/62/91597/E**.

Submission includes:

- Planning Permission Letter (Decision Notice)
- SAP 10 Report
- Window Replacement Proposal
- Mechanical Ventilation System Data with Site Photographs

Evidence demonstrates that:

- Adequate ventilation and overheating control are achieved through a **combination of mechanical and natural systems**.
- Sound insulation standards are met in line with Condition 7.
- The window replacement scheme ensures **heritage-sensitive design**, while also significantly improving **safety, energy efficiency, and acoustic comfort**.

This balanced and proportionate approach addresses both regulatory requirements and practical realities, ensuring the successful regeneration of 67 Daisy Hill.