

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:	2025/44/93104/W
Site Address:	The Ukrainian Club, 7, Edgerton Road, Edgerton, Huddersfield, HD1 5RA
Description:	Discharge of details reserved by conditions 3 (windows), 4 (floor covering) on previous permission 2023/92123 for Listed Building Consent for conversion of existing garage into games room and associated alterations (within a Conservation Area)
Recommending Officer:	Joshua Merriman

DECISION – APPROVE DISCHARGE OF CONDITIONS

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 23-Dec-2025

DISCHARGE OF CONDITIONS

Reference No. 2025/93104

Site Address: The Ukrainian Club, 7, Edgerton Road, Edgerton, Huddersfield, HD1 5RA.

Proposal: Discharge of details reserved by conditions 3 (windows), 4 (floor covering) on previous permission 2023/92123 for Listed Building Consent for conversion of existing garage into games room and associated alterations (within a Conservation Area).

The merits of the application have previously been assessed under reference 2023/92123 and permission granted for Listed Building Consent for conversion of existing garage into games room and associated alterations (within a Conservation Area).

The applicant is now seeking to discharge Conditions 3 (Windows) and 4 (Floor Covering).

ASSESSMENT

Condition 3 (Windows)

3. Notwithstanding the submitted plans and information, no works to install new sash windows shall take place until full details of all windows and doors (1:20 elevations and 1:5 sections) to match the existing examples in the Listed Building have been submitted to and approved in writing by the Local Planning Authority. Submitted information shall include sashes with cords, pulleys and weights, glazing type, materials, profiles, colour, opening light configuration, depth within the reveals and fixing details. Double glazed units shall be slim in section with black spacers. Trickle vents and friction hinges shall not be permitted. The development shall thereafter be completed in accordance with the approved details before the development is first brought into use and thereafter retained.

Reason: In the interests of visual amenity and appearance of the development on completion, in the interests of the significance of the Grade II Listed Building and to preserve the character and appearance of the Edgerton Conservation Area, in accordance with Policies LP02, LP24 and LP35 of the Kirklees Local Plan and Chapter 12 and 16 of the National Planning Policy Framework.

Assessment of Condition 3

As part of the application the following has been submitted: -

- Application Forms
- Window Details
- Door Details

Following an informal consultation with KC Conservation & Design, the window and door details submitted were considered acceptable and in accordance with Condition 3 from previous permission 2023/92123.

It has been confirmed with the applicant that the windows and doors are to be timber in material for the avoidance of doubt, which is the preferred material and thus acceptable.

It is therefore concluded that the scheme submitted for Condition 3 is acceptable, and this condition will be discharged by the completion of the development in accordance with the approved details, and their retention thereafter.

Condition 4 (Floor Covering)

4. The works hereby permitted shall not begin until details of the proposed floor covering and subsurface in the Kids Activity/Games Room have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details and shall be retained 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 Policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, as well as Chapters 2, 12 and 16 of the National Planning Policy Framework.

Assessment of Condition 4

As part of the application the following has been submitted: -

- Application Forms
- Covering Letter

The applicant has submitted the following details of floor coverings:

“100x50mm timber suspended floor joists at 400 centres, insulation between rafters, with MR Chipboard to match the level of the existing hallway and final floor covering consisting of a commercial grade, non-slip vinyl.”

KC Conservation & Design have also considered these details to be acceptable.

It is therefore concluded that the scheme submitted for Condition 4 is acceptable, and this condition will be discharged by the undertaking of the works in accordance with the approved details, and their retention thereafter.

DECISION LETTER TEXT

Condition 3:

You have submitted the following: -

- Application Forms
- Window Details
- Door Details

The scheme submitted for Condition 3 is acceptable, and this condition will be discharged by the completion of the development in accordance with the approved details, and their retention thereafter.

Condition 4:

You have submitted the following: -

- Application Forms
- Covering Letter

The scheme submitted for Condition 4 is acceptable, and this condition will be discharged by the undertaking of the works in accordance with the approved details, and their retention thereafter.

