

CONDITION DISCHARGE
APPLICATION

FOR

CHANGE OF USE AND INTERNAL
ALTERATIONS OF FIRST, SECOND
AND THIRD FLOORS TO FORM 5
APARTMENTS (LISTED BUILDING
WITHIN A CONSERVATION AREA)

PRUDENTIAL HOUSE, 69, NEW
STREET, HUDDERSFIELD, HD1 2BQ

ON BEHALF OF
HD CENTRAL

DATED: MARCH 2026

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
THE CHAPEL, MILLMOOR ROAD
MELTHAM, HOLMFIRTH HD9 5JU
TEL: 01484 854848
FAX : 01484 854949
EMAIL: paul.briggs@northerndesignpartnership.co.uk

1.00 - PLANNING HISTORY

1.01 – Planning Permission and Listed Building Consent were granted in 2025 (2025/90578) and (2025/90579) for ‘ CHANGE OF USE AND INTERNAL ALTERATIONS OF FIRST, SECOND AND THIRD FLOORS TO FORM 5 APARTMENTS (LISTED BUILDING WITHIN A CONSERVATION AREA) ‘.

1.02 – This application deals with these matters along with the following pre-commencement conditions.

- a). Condition 3 – External Noise.
- b). Condition 4 – Internal Noise Control
- c). Condition 5 – Construction Traffic
- d). Condition 6 – Waste Storage

2.00 - CONDITION 3

2.01 – An acoustic report (Assessment of the Existing Noise Climate.....) from DRUK Ltd is submitted as part of this application.

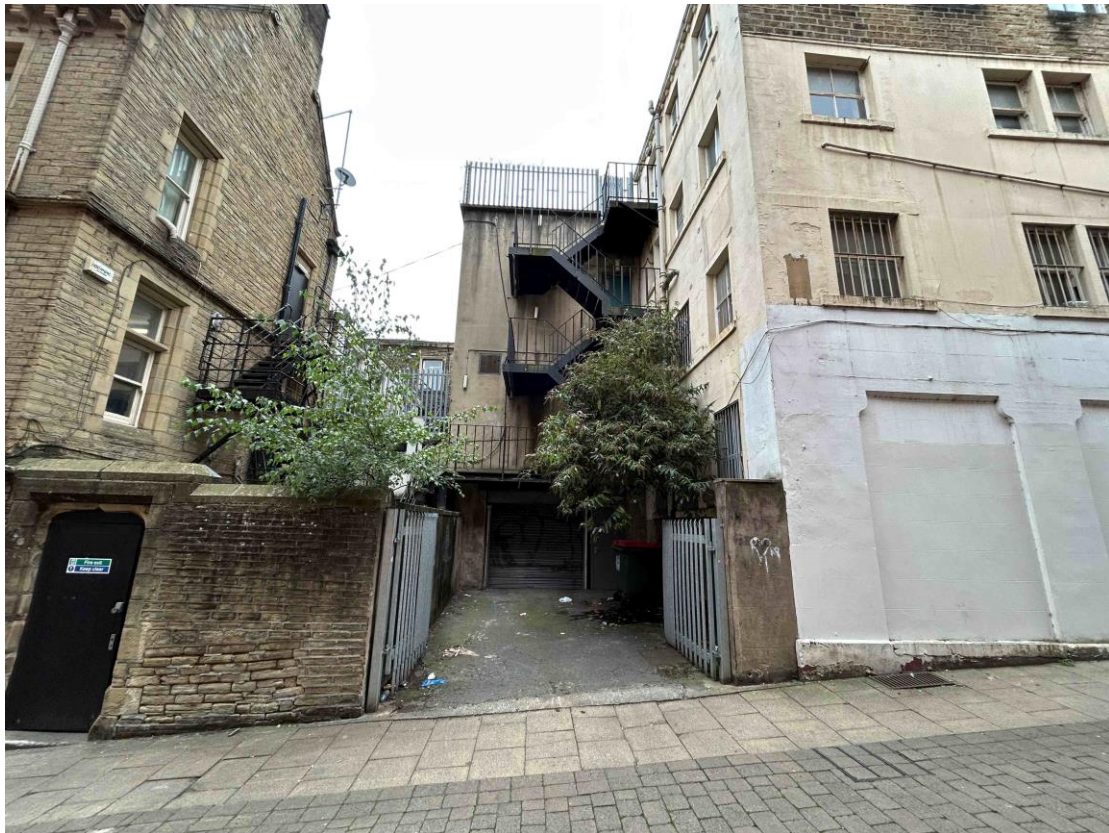
3.00 - CONDITION 4

3.01 – An acoustic report (Assessment of the Sound Insulation.....) from DRUK Ltd is submitted as part of this application. This sets out the existing situation and recommended upgrading works. These will be adhered to.

4.00 – CONDITION 8 – CONSTRUCTION TRAFFIC

4.01 – The applicant also owns 61-67 New Street. This is due to be developed shortly.

4.02 – 61-67 has access off Albert Yard and has its own drive with access to the basement, see Photograph 1. This access will be used for deliveries and storage will be in the basement with internal access through to 69/71.



Photograph 1 – Access off Albert Yard to Drive and Basement of 61-67.

4.03 - Due to the nature of the works the majority of deliveries will be small scale and will only occur during the hours of 09.00 and 17.00 to avoid general work traffic. No deliveries will take place at weekends to avoid busy pedestrian traffic. Health and Safety guidelines will be adhered to with workers ensuring the protection of pedestrian during deliveries, unloading and site traffic movements.

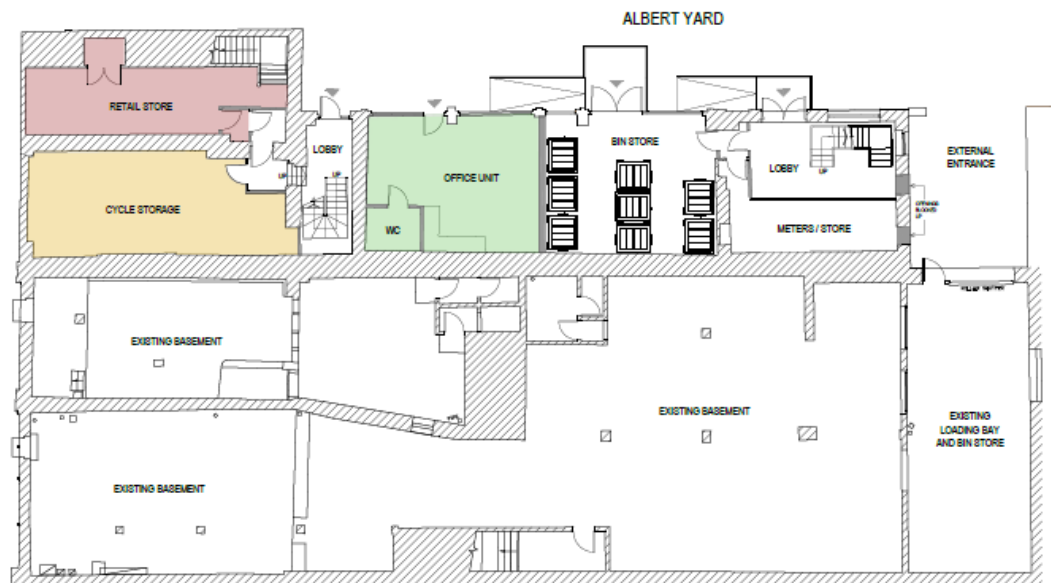
4.04 – In terms of worker traffic movements there is scope for parking in the drive and basement garage area. The contractor will seek to obtain a permit to park two small vehicles on Albert Yard tight to the side of the building to maintain vehicular access. These will be for drop offs and short term parking to service the build. The workers will park in the many large car parks around the ring road.



Photograph 2 – 61/67 Frontage to Albert Yard.

5.00 – BIN STORAGE

5.01 – As mentioned the adjacent building is soon to be developed (in the same ownership). As there is no realistic location for bin storage in 69/71, provision has been included in the designed bin storage for 61/67, see image 1 overleaf. The scheme at 61/67 for 25 apartments is due to be reduced to 19 (application due to be submitted), but with the bin storage unchanged, Therefore there will be a loss of 6 apartments in 61/67 and a gain of 5 apartments at 69/71. If 69/71 is occupied prior to the completion of 61/67 then the existing bin locations on Albert Yard will be utilised (see photograph 2).



BASEMENT PLAN