

# 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

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <b>Reference No:</b>         | 2026/44/90889/W                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Site Address:</b>         | J L Brierley, Turnbridge Mills, Quay Street,<br>Huddersfield, HD1 6QT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Description:</b>          | Discharge of details reserved by conditions 5 (Building Recording), 6 (Demo Method Statement), 7 (Chimney Method Statement), 8 (new walls and/or other structures adjacent chimney) on previous permission 2025/91645 for Listed Building Consent for redevelopment of site for mixed-use E(g) (i, ii and iii) and B8 including: demolition of buildings and re-cladding of southern elevation of retained adjoining building; retention, conversion and renovation of existing mill/office/workshop/engine house building including alterations; erection of two new buildings; formation of two vehicular access points, service yard and parking areas; and other associated works |
| <b>Recommending Officer:</b> | Farzana Tabasum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

### 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: 29-Jun-2026**

## Officer Report

**Application** 2026/90889

**Site:** J L Brierley, Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT

**Proposal:** Discharge of details reserved by conditions 5 (Building Recording), 6 (Demo Method Statement), 7 (Chimney Method Statement), 8 (new walls and/or other structures adjacent chimney) on previous permission 2025/91645 for Listed Building Consent for redevelopment of site for mixed-use E(g) (i, ii and iii) and B8 including: demolition of buildings and re-cladding of southern elevation of retained adjoining building; retention, conversion and renovation of existing mill/office/workshop/engine house building including alterations; erection of two new buildings; formation of two vehicular access points, service yard and parking areas; and other associated works

## Representation Publicity

The application has been publicised by a site notice and article in a local newspaper.

Publicity period expired: 09/05/2026

No public representations were received.

## Assessment

### Condition 5 - Building Recording

*5. No Demolition Works shall commence on Building B, Building C, Building D1, Building E or Building G until all building recording for that respective Building has been carried out and completed in accordance with the building recording scheme approved under Condition 4 of this permission, and until the following have been submitted to and approved in writing by the Local Planning Authority:*

- The results of the building recording which has been carried out; and*
- Confirmation that the results of the building recording have been deposited with the West Yorkshire Historic Environment Record.*

*For the avoidance of doubt, references within this condition to Building B, Building C, Building D1, Building E and Building G refer to Building B, Building C, Building D1, Building E and Building G as identified on Location Plan drawing number: 1908 65 Rev H. For the avoidance of doubt, for the purposes of this condition, 'Demolition Works' shall not include those works which are defined in the 'Schedule of non-demolition works' approved pursuant to Condition 3 of this permission.*

**Reason:** *To secure and safeguard provision for the inspection and recording of items, fabric and matters of architectural and historic interest*

*and importance associated with the buildings that would be lost as a result of the proposed development, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.*

#### *Submitted details*

- Turnbridge Mills Quay Street, Huddersfield, West Yorkshire: record of selected buildings, report by Stephen Haigh, dated March 2026;

#### *Summary of Consultation Responses*

West Yorkshire Archaeology Advisory Service, summary of comments dated 14/04/2026:

West Yorkshire Archaeology Advisory Service reviewed the submitted building recording report and confirmed that the recording work has been completed to an acceptable professional standard in accordance with the agreed Written Scheme of Investigation. WYAAS advised that the reports adequately describe the historic structures, detail their development and significance, and provide satisfactory permanent preservation by record prior to alteration/demolition. WYAAS has confirmed that recording work is complete, and the final report and archive have been approved and submitted to the Historic Environment Record (HER) as such no further heritage mitigation is required and recommended that condition 5 can be formally discharged.

Conservation and Design, summary of comments dated 08/05/2026:

The Conservation and Design Officer advised that the submitted building recording had been undertaken to Level 2 standard. Although the original expectation had been for a Level 3 survey, it was acknowledged that, following negotiation with the applicant and their heritage consultant, agreement had been reached with the Conservation Officer that a Level 2 recording would be sufficient in this instance. The submitted information is therefore considered acceptable and proportionate to the significance of the building and the nature of the proposed works.

Historic England, summary of comments dated 20/04/2026:

Historic England noted that a Level 2 recording had been undertaken for Mill Building B and a Level 1 recording for the remaining mill structures. Historic England advised that a Level 3 recording would have better preserved the significance of the building by record but also noted that the level of recording was not specified in the wording of the condition. Historic England therefore advised that the Local Planning Authority should satisfy itself that the submitted recording captures sufficient information prior to demolition.

#### *Officer assessment*

The purpose of condition 5 is to ensure that the architectural and historic interest of the affected buildings is appropriately recorded before demolition and alteration works take place.

The submitted reports provide a photographic, documentary and survey-based record of the relevant structures. The reports have been reviewed by WYAAS, who confirm that the work has been completed to an acceptable professional standard and in accordance with the agreed Written Scheme of Investigation. Significant weight is attached to the advice of WYAAS as the Council's specialist archaeological advisor.

Historic England's comments, advising that a Level 3 Recording should be done, are noted. Whilst Historic England would have preferred a higher level of recording, it is material that the condition itself did not expressly require Level 3 recording. It is also material that Conservation and Design officers confirm that a Level 2 recording had previously been agreed as acceptable in this instance, with the specific submitted evidence being considered acceptable and commensurate to the heritage significance of the asset(s) in question, based on the professional opinions of K.C. Conservation and Design colleagues.

While a higher level of recording may, from certain perspectives, be preferable, conditions and officers must act reasonably and proportionate to the development in question. Notwithstanding the comments from Historic England, both Conservation and Design and WYAAS officers consider the recording to be appropriate. Taking account of the submitted details and specialist consultee responses, officers are satisfied that the submitted building recording is proportionate to the requirements of the condition and provides an acceptable record of the affected heritage assets.

The submitted information is considered sufficient to satisfy the requirements of condition 5 and as such is recommended for discharge.

#### Condition 6 – Demolition Method Statement

*6. No Demolition Works shall commence on Building B or Building C until detailed Method Statements for the demolition of Building B and Building C have been submitted to and approved in writing by the Local Planning Authority. All Demolition Works shall be carried out in complete accordance with the Method Statements thereby approved. For the avoidance of doubt, references within this condition to Building B and Building C refer to Building B and Building C as identified on Location Plan drawing number: 1908 65 Rev H. For the avoidance of doubt, for the purposes of this condition, 'Demolition Works' shall not include those works which are defined in the 'Schedule of non-demolition works' approved pursuant to Condition 3 of this permission.*

**Reason:** *To ensure that demolition works are carried out appropriately and to protect the character and fabric of retained buildings, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.*

### *Submitted details*

The following information has been submitted in support of Condition 6:

- Demolition Method Statement by PERSES SAFETY Limited
- Risk Assessment - Soft stripping, Remote and Top-Down Demolition
- Risk Assessment - Working at height
- Scaffold Design Plan J- JM26-0047C-B
- Scaffold Design Plan JM26-0047A-B
- Scaffold Design Plan JM26-0047B-B
- Scaffold Design Plan JM26-0047D-B
- Scaffold Design Plan JM26-0047E-B
- Scaffolding technical details
- Scaffolding Cross Section, received 08/05/2026;
- Drawing 3310 74B – Basement Retaining Wall, Building B, received 08/05/2026;
- Covering note in response to Canal & River Trust comments, received 08/05/2026.

The additional information was submitted following the Canal & River Trust's initial comments and includes details of scaffolding, debris protection, canal-side working arrangements and pontoon protection.

### *Consultation Responses*

Canal & River Trust – Summary of initial Comments dated 21/04/2026:

The Canal & River Trust initially raised concerns regarding demolition works adjacent to the Huddersfield Broad Canal. The Trust identified risks associated with debris entering the waterway, hazards to passing boats, scaffolding oversailing the canal and demolition sequencing adjacent to the canal elevation. The Trust requested additional information on measures such as double-boarded platforms, sheeting, debris protection and controlled demolition methods.

Canal & River Trust – Summary of final Comments dated 18/05/2026:

Following submission of the additional information, the Canal & River Trust confirmed<sup>1</sup> that it was satisfied with the details supplied and considered that appropriate information had been received to allow the demolition condition to be discharged.

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<sup>1</sup> The final Canal & River Trust response was issued in relation to the parallel discharge of conditions application 2026/90946, relating to planning permission for the same works as the current application. Condition 7 of that planning permission is identical in substance to condition 6 of the Listed Building Consent, and the additional information considered by the Canal & River Trust is the same information submitted in relation to this Listed Building Consent discharge application. Canal & River Trust has formerly confirmed, via the email dated 20/05/2026, that its final comments in the assessment of condition 6 will be the same as that on the parallel discharge of conditions application 2026/90946 for condition 7 of the 2025/91122 planning permission.

Conservation and Design, comments dated 08/05/2026:

*The Demolition Method Statement clearly sets out the methodology and sequencing of demolition across the site. It appropriately details the erection of scaffolding to support the demolition of Building B. However, it is recommended that demolition of Building B should not be undertaken until such time as funding is secured to deliver the replacement building, to avoid leaving the site in a partially cleared or harmful state which could impact the setting and significance of the heritage asset.*

#### *Officer assessment*

Condition 6 requires the submission of a demolition methodology. The assessment is therefore concerned with whether the submitted details provide an acceptable method for carrying out demolition works in a controlled manner.

The Canal & River Trust's initial concerns were directly related to the proximity of Building B and associated demolition works to the canal. In response, the applicant submitted additional details including a scaffolding cross-section, Drawing 3310 74B and a covering note explaining the proposed canal-side protection measures.

The submitted scaffolding details confirm that all boarded platforms are to have toe boards and double handrails and that the scaffold is to be fully debris netted. The scaffolding details also refer to a scaffold fan and compliance with relevant scaffold design and safety standards.

Drawing 3310 74B identifies the canal-side working arrangement, including the location of scaffolding and a floating protection pontoon adjacent to the canal. The applicant's covering note confirms that the additional information was submitted in response to the Canal & River Trust's comments and states that the boarding and netting would be extended down at each level as the building is demolished floor by floor.

The Canal & River Trust has now confirmed, per their comments dated

18/05/2026, that the submitted information is acceptable. This resolves the initial concerns regarding debris containment, canal safety and demolition methodology adjacent to the waterway.

The Conservation and Design Officer's comments confirm the submitted details to be acceptable, although their comments regarding the timing of demolition of Building B relative to funding for the replacement building are noted. However, such a matter goes beyond the scope of this condition; the Section 106 agreement secured as part of the parent listed building consent permission (and associated planning permission) included clauses to this effect, i.e., building B cannot be demolished until funding is evidenced. Therefore, the

concerns of Conservation and Design are addressed via the previous S106 agreement.

Overall, the submitted details are considered to provide an acceptable demolition methodology. The demolition works must, however, be carried out in accordance with the approved details, including the scaffolding, netting, pontoon protection and phased demolition measures.

Subject to the demolition works being carried out in accordance with the approved Demolition Method Statement, scaffolding details, debris protection measures, pontoon protection and canal safeguarding arrangements, the submitted information is considered sufficient to satisfy the requirements of condition 6. Therefore, condition 6 is recommended for discharge.

#### Condition 7- Chimney Method Statement

*7. No Demolition Works shall commence on Building B or Building C until a Method Statement for works likely to affect the grade II listed chimney within the site ('Chimney at SE 14942 16846') during the demolition and construction phase of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The Method Statement (demolition and construction phase) shall include, but not necessarily be limited to, the following:*

- A detailed structural report on the chimney, including analysis of how the removal/demolition of surrounding buildings may affect its stability and details of any mitigation or remediation measures necessary to ensure the future stability of the chimney;*
- Plans showing the precise location of surrounding buildings and structures in relation to the chimney, including details of any buildings or structures which are attached to the chimney and the structural relationship between those buildings and/or structures and the chimney; and*
- Details of measures to protect the chimney for the duration of all demolition and construction works in association with the development hereby permitted.*

*The development, including all demolition and construction works, shall thereafter be carried out in accordance with the details thereby approved. No Demolition Works shall commence on Building B or Building C until all protection and/or mitigation measures required in association with the demolition and construction phases of the development have been installed in accordance with the details thereby approved. All such protection and/or mitigation measures shall thereafter be retained in accordance with the details thereby approved for the full duration of the demolition and construction phase of the development. For the avoidance of doubt, references within this condition to Building B and Building C refer to Building B and Building C as identified on Location Plan drawing number: 1908 65 Rev H. For the avoidance of doubt, for the purposes of this condition, 'Demolition Works' shall not*

*include those works which are defined in the ‘Schedule of non-demolition works’ approved pursuant to Condition 3 of this permission.*

**Reason:** *To ensure the protection of the grade II listed chimney during the development, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.*

### *Submitted Details*

The following information has been submitted in support of Condition 7:

- Inspection of works stone chimney stack report, dated 31/05/2023 ref: MTG/NMG/11/2015;
- A technical review of the chimney, dated 27/03/2026, by Rose Consulting Engineers;
- Technical details of crash barrier specification sheet, ref: CBS120200, dated 03/06/25, by Safe Site Facilities
- Chimney Protection Plan, ref: 3310 29 by TD JAGGER dated Mar 2026
- Covering note in response to Canal & River Trust comments, received 08/05/2026 (Demolition and scaffolding methodology insofar as relevant to works adjacent to the chimney);
- Building C Existing Plan, plan ref. 3310 – 25

### *Consultation Responses*

Conservation and Design, comments dated 08/05/2026:

*The chimney inspection confirms that the chimney stack is structurally independent from the surrounding building. Notwithstanding this, the report identifies areas of deterioration, particularly to mortar joints. It is therefore essential that repairs to the mortar joints, along with all recommended remedial works identified in the inspection report, are carried out prior to any demolition works in the vicinity of the chimney. This approach is necessary to ensure the ongoing stability and preservation of the structure.*

Canal & River Trust, comments dated 21/04/2026:

The Canal & River Trust confirmed in its initial response that it had no issue with the evidence and information provided in relation to Conditions 7 and 8. In its final comments dated 18/05/2026, the Canal & River Trust also confirmed that it had no issue with discharge of the conditions relating to works in proximity to the chimney.

### *Officer Assessment*

Condition 7 seeks to ensure that the retained listed chimney is properly safeguarded during demolition and construction works taking place in its vicinity. The condition's component parts are assessed, as follows:

- *A detailed structural report on the chimney, including analysis of how the removal/demolition of surrounding buildings may affect its stability and details of any mitigation or remediation measures necessary to ensure the future stability of the chimney;*

And

- *Plans showing the precise location of surrounding buildings and structures in relation to the chimney, including details of any buildings or structures which are attached to the chimney and the structural relationship between those buildings and/or structures and the chimney; and*

Officers and Conservation and Design consider the submitted documents to clearly demonstrate compliance with the above. As noted by Conservation and Design, *“The chimney inspection confirms that the chimney stack is structurally independent from the surrounding building”*. The 2023 (Inspection of works stone chimney stack report) is suitably up to date and identified various remedial works: the submitted documentation confirms such works have since been undertaken.

The plans include precise locations of the buildings and their relationship to the chimney, with the added context of the supporting documents re. their built relationship.

Per their comments, the Conservation and Design Officer have advised that repairs to the mortar joints, and any other recommended remedial works identified, should be undertaken before demolition works take place close to the chimney. Officers concur with this and note that this reflects the condition’s ongoing requirement (to undertake any identified remedial works).

- *Details of measures to protect the chimney for the duration of all demolition and construction works in association with the development hereby permitted.*

Vehicle restraint barriers are proposed. The barriers are of an appropriate specification and layout, relative to the chimney, to offer robust protection from accidental damage.

The Canal & River Trust has raised no objection to the submitted details insofar as they relate to works in proximity to the chimney.

Officers consider that the submitted information is sufficient to satisfy the requirements of condition 7, subject to the identified remedial and protection measures being implemented as part of the approved methodology, per the condition’s ongoing requirement.

Overall, the submitted details are considered acceptable and provide a suitable basis for safeguarding the retained listed chimney during adjacent demolition

and construction works, and are therefore recommended to be approved, alongside a note of the condition's ongoing requirement.

#### Condition 8 – New Walls and/or Other Structures Adjacent to Chimney

*8. No works above ground level shall commence until details of any new walls and/or other structures which are to be constructed adjacent to the grade II listed chimney within the site ('Chimney at SE 14942 16846'), and a method statement including details of how such walls and/or structures would be constructed to prevent damage to the listed chimney, have been submitted to and approved in writing by the Local Planning Authority. The development, including the construction of any such walls and/or structures, shall be carried out in complete accordance with the details thereby approved.*

**Reason:** *To ensure the protection of the grade II listed chimney during the development and following its completion, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.*

#### *Submitted details*

The following information has been submitted in support of Condition 8:

- Revised chimney protection plan ref: 331028 Rev C - received 15/06/2026
- Document by Rose Consulting Engineering dated 12/06/2026 – (Armco barrier specification details) ref: RCE6909 – received 12/06/2026
- Drawing 3310 74B – Basement Retaining Wall, Building B

#### *Consultation Responses*

Conservation and Design, comments dated 08/05/2026:

*The proposal to reduce the height of the new red wall is acceptable in principle. However, careful consideration should be given to the proximity of the chimney, and all works should be undertaken in a manner that safeguards its structural integrity and preserves its setting.*

Canal & River Trust, summary of comments dated 21/04/2026:

The Canal & River Trust confirmed in its initial response that it had no issue with the evidence and information provided in relation to condition 8. The Canal & River Trust's final comments also confirmed that it had no issue with the discharge of the conditions relating to works in proximity to the chimney.

#### *Officer Assessment*

Condition 8 seeks to secure details of new walls and/or structures adjacent to the listed chimney, together with a method statement demonstrating how such

works would be undertaken to prevent damage to the grade II listed chimney both during construction and following completion of the development.

The originally submitted details included the proposed basement retaining wall arrangement and associated structural works adjacent to the chimney. Additional information has subsequently been submitted, including revised canal-side external works drawings, permanent barrier details and supporting structural information, to further address the long-term protection of the listed chimney from accidental vehicle impact.

Concerns were raised regarding the potential risk of future damage to the listed chimney arising from vehicles manoeuvring or parking in the space immediately adjacent to the chimney. As a result, the applicant was requested to amend the layout and provide additional protective measures in order to create a greater level of separation between vehicles and the heritage asset. The amended details now include the provision of permanent 'Armco' barriers positioned around the canal-side boundary and in the vicinity of the listed chimney, together with additional bollards and revised external works arrangements. The submitted drawing ref: 3310 28C, identifies the precise location of these protective measures and demonstrates that they would provide a physical barrier between vehicle movements and the listed chimney.

The submitted structural information contained within the letter from Rose Consulting Engineers dated 12 June 2026 confirms that the proposed 'Armco' barrier arrangement is suitable for restraint against the relevant potential HGV loadings, in accordance with BS6180, BS6399 and the relevant Eurocode standards, provided the supporting posts are installed at 1.6 metre centres. The letter further confirms that the reinforced concrete base slab, at a depth of 250mm, is capable of accommodating the loads applied by the proposed barrier system. The specification confirms that the barrier would comprise RSJ 127x76x1100 double beam posts, galvanised double rail beams, fish tail end sections and associated ancillary fittings, all installed in accordance with manufacturer recommendations. The proposed black colour finish is considered appropriate in this location, as it provides a more visually subdued appearance when compared to a standard galvanised finish and therefore reduces its visual prominence within the setting of the grade II listed chimney.

Officers are satisfied that the additional protective measures strike an appropriate balance between safeguarding the long term structural integrity of the listed chimney and preserving its setting. Whilst the introduction of permanent barriers inevitably introduces additional structures within the vicinity of the heritage asset, their limited scale, utilitarian appearance and black finish ensure that they remain subservient to the listed chimney and do not detract from its significance or appreciation. Furthermore, the revised arrangement significantly reduces the likelihood of accidental impact damage from both cars and larger service vehicles, thereby providing an additional level of long term protection to the heritage asset beyond the construction phase of the development.

The comments of the Conservation and Design Officer are noted, who consider the reduced wall height acceptable in principle, subject to careful implementation to safeguard the chimney and its setting. The Canal & River Trust has also raised no objection to the submitted details.

Having regard to the submitted technical information, the amended barrier arrangements, the supporting structural assessment and the consultation responses received, officers are satisfied that the submitted details adequately demonstrate how new walls and structures adjacent to the listed chimney will be constructed and protected in a manner which prevents damage to the heritage asset and safeguards its structural integrity and setting both during construction and following completion of the development. Subject to the works being carried out in accordance with these details, including the installation and retention of the approved permanent 'Armco' barriers, bollards and associated protective measures, the submitted information is considered sufficient to satisfy the requirements of condition 8. Therefore, condition 8 is recommended for discharge.

## **Summary**

The submitted information has been assessed on a condition-by-condition basis.

The building recording submitted pursuant to condition 5 has been reviewed by WYAAS, Conservation and Design and Historic England. Officers are satisfied that the submitted information provides an acceptable and proportionate record of the affected heritage assets.

The demolition methodology submitted pursuant to condition 6 has been supplemented by additional scaffolding, debris protection, pontoon and canal-side safeguarding information following the Canal & River Trust's initial comments. The Canal & River Trust has confirmed that the revised details are acceptable.

The submitted chimney methodology pursuant to condition 7 is considered acceptable, subject to the approved protection measures and identified remedial works being implemented before and during works in proximity to the chimney.

The submitted details pursuant to condition 8 are considered acceptable, subject to the adjacent works being carried out in accordance with the approved details and in a manner which safeguards the listed chimney.

Overall, the submitted information is considered sufficient to satisfy the requirements of conditions 5, 6, 7 and 8 and recommended for discharge subject to the ongoing requirements of the conditions.

**Recommendation:** Approve details

**Report dated:** 22/06/2026

## **Recommendation Decision Text**

### Condition 5 - Building Recording

You have submitted the following documents pursuant to condition 5

- *Turnbridge Mills Quay Street, Huddersfield, West Yorkshire: record of selected buildings*, report by Stephen Haigh, dated March 2026;

The submitted building recording information is acceptable to meet the requirements of condition 5, which is hereby discharged.

For the avoidance of doubt demolition works shall only proceed in accordance with these approved details and the building recording scheme approved under condition 4 of the listed building consent reference number 2025/65/91645.

### Condition 6 - Demolition Method Statement

The following information has been submitted pursuant to condition 6

- Demolition Method Statement by PERSES SAFETY Limited
- Risk Assessment - Soft stripping, Remote and Top-Down Demolition
- Risk Assessment - Working at height
- Scaffold Design Plan J- JM26-0047C-B
- Scaffold Design Plan JM26-0047A-B
- Scaffold Design Plan JM26-0047B-B
- Scaffold Design Plan JM26-0047D-B
- Scaffold Design Plan JM26-0047E-B
- Scaffolding technical details
- Scaffolding Cross Section, received 08/05/2026;
- Drawing 3310 74B – Basement Retaining Wall, Building B, received 08/05/2026;
- Covering note in response to Canal & River Trust comments, received 08/05/2026.

The submitted details comply with the requirements of condition 6 and are hereby approved. However, be aware of condition 6's ongoing requirement which must be adhered to, to ensure ongoing compliance:

*All Demolition Works shall be carried out in complete accordance with the Method Statements thereby approved.*

### Condition 7 - Chimney Method Statement

The following information has been submitted pursuant to condition 7

- Inspection of works stone chimney stack report, dated 31/05/2023 ref: MTG/NMG/11/2015;

- A technical review of the chimney, dated 27/03/2026, by Rose Consulting Engineers;
- Technical details of crash barrier specification sheet, ref: CBS120200, dated 03/06/25, by Safe Site Facilities
- Chimney Protection Plan, ref: 3310 29 by TD JAGGER dated Mar 2026
- Covering note in response to Canal & River Trust comments, received 08/05/2026 (Demolition and scaffolding methodology insofar as relevant to works adjacent to the chimney);
- Building C Existing Plan, plan ref. 3310 – 25

The above details are sufficient to satisfy the requirements of condition 7 and are hereby approved. However, please be aware of condition 7's ongoing requirements, which must be adhered to, to ensure ongoing compliance with the condition:

*The development, including all demolition and construction works, shall thereafter be carried out in accordance with the details thereby approved. No Demolition Works shall commence on Building B or Building C until all protection and/or mitigation measures required in association with the demolition and construction phases of the development have been installed in accordance with the details thereby approved. All such protection and/or mitigation measures shall thereafter be retained in accordance with the details thereby approved for the full duration of the demolition and construction phase of the development.*

#### Condition 8 - new walls and/or other structures adjacent chimney

You have submitted the following information submitted pursuant to condition 8:

- Revised chimney protection plan ref: 331028 Rev C - received 15/06/2026
- Document by Rose Consulting Engineering dated 12/06/2026 – (Armco barrier specification details) ref: RCE6909 – received 12/06/2026
- Drawing 3310 74B – Basement Retaining Wall, Building B

I can confirm that the submitted details are sufficient to satisfy the requirements of condition 8 and are hereby approved.

Notwithstanding the above, and for the avoidance of doubt, be aware of condition 8's ongoing requirement, which must be adhered to, to ensure ongoing compliance:

*The development, including the construction of any such walls and/or structures, shall be carried out in complete accordance with the details thereby approved.*

All works adjacent to the listed chimney shall be carried out in complete accordance with the approved details and in a manner which safeguards the structural integrity, stability and setting of the grade II listed chimney throughout the construction phase of the development.

For confirmation, this decision relates solely to the discharge of details reserved by Conditions 5, 6, 7 and 8 of Listed Building Consent 2025/91645.