

16th April 2026

Development Management
Kirklees Council
Civic Centre III
Huddersfield
HD1 2TG

To Whom it May Concern

Discharge of condition application regarding conditions 5 (New External Door and Window Openings) and 11 (Replacement, Repair and Redecorating of External Staircase and Balustrade) attached to listed building consent reference 2024/65/90270/W at Queensgate Market, Princess Alexandra Hall, Huddersfield, HD1 2UJ

This cover letter has been submitted as part of an application to discharge conditions 5 (New External Door and Window Openings) and 11 (Replacement, Repair and Redecorating of External Staircase and Balustrade) attached to listed building consent reference 2024/65/90270/W and should be read in conjunction with the following support photos and plans:

- *Condition 5 – Formation of stone clad door document and plans (Rear Stone Door drawing number IR430321-HEN-XX-XX-DR-000001; Queensgate Stone Door drawing number IR430321-HEN-XX-XX-DR-000002; Dry Riser Door drawing number IR430321-HEN-XX-XX-DR-000003; and Stone Door Location and Elevation Plan drawing numbers IR430301-CTA-ZZ-LG-DR-A-201099-CO6; IR430301-CTA-ZZ-XX-DR-A-211101-CO4; IR430301-CTA-ZZ-OO-DR-A-201100-CO8; IR430301-CTA-ZZ-XX-DR-A-211100-CO2.*
- *Condition 11 – External Stair – Painting Method and Paint Specification’ document dated 16th March 2026.*

Condition 5

The wording for condition 5 reads as follows:

“5. Prior to the insertion of new external door and window openings and the adaptation of existing openings within the listed building, a method statement, specifications and drawings of new doors and windows shall be submitted to and approved in writing by the Local Planning Authority. These shall include design details of the openings, materials, finish and colour. The works shall be carried out in accordance with the approved details 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 Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.”

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The plans and document submitted with this discharge of condition application show the formation of 1 number door and 2 number dry riser inlet boxes; the removal of existing masonry and formation of doorway reusing the existing masonry, and the cutting of a new aperture and retention of the existing stone to be utilised as cladding to the new door.

Condition 11

The wording of condition 18 reads as follows:

"11. Prior to any works of replacement, repair and redecorating of the external staircase and balustrade leading through Panel 10 on the east elevation, details shall be submitted for approval in writing by the Local Planning Authority. These shall include the details of the repair and design and specification or any replacement, the colour and finish. The works shall be carried out in accordance with the approved details 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 Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework".

The submitted 'External Stair – Painting Method and Paint Specification' document confirms all existing concrete over spill and residue to be removed; prepare areas and apply one coat of Johnstone's multi-surface primer over all; followed by two coats of Johnstone's steel and cladding paint satin finish in black.

We trust that the document that accompanies this application sufficiently address the requirements of conditions 5 and 11 attached to listed building consent reference 2024/65/90270/W. If you have any queries or require further information, do not hesitate to contact me.

Yours Sincerely

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Associate Planner

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