

**Consultation Response from KC,
Conservation & Design**

2026/91065 Queensgate Market, Princess Alexandra Walk, Huddersfield, HD1 2UJ

Discharge of details reserved by condition 5 (external door/windows) and 11 (external stairs/balustrade) on previous permission 2024/90270 for Listed Building Consent for demolition, alteration, refurbishment and extension to create library, food hall and public realm (part within a Conservation Area)

Date Responded: 10/6/26

Responding Officer: SC

Responding Ref:

The Conditions are as follows;

New External Door and Window Openings

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.

Replacement, Repair and Redecorating of External Staircase and Balustrade

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.

Comments on Condition 5 – Discharge Details

These 3 new openings are in the same elevation as the listed Stellar ceramic panels. The proposals would ensure that the new openings would be disguised by using stone cladding so they would not detract from the listed ceramic art panels. The proposed stone clad door document and plans show details of 1 door and 2 dry riser inlet boxes, these would all be clad in thin slips of natural stone to match the existing masonry wall.

The submitted details are adequate to discharge the condition.

Comments on Condition 11 – Discharge Details

Repair works were identified as minor fixing of holes / removal of sharp edges then painting. The stairs were painted a strident blue, linked to part of the shopping centre nearby. The strident blue did not blend well with the listed Stellar ceramic art works. However, it appears from archive photos that the stairs were originally black. The architects suggested black to match the original colour which would be more subtle and more in keeping with the ceramics, which also have black rear surrounds.

The submitted details are adequate to discharge the condition.