Consultation Response from KC,
Conservation & Design

2026/92665 31, Chapel Hill, Linthwaite, Huddersfield, HD7 5NJ

Discharge of details reserved by conditions 3 (Arboricultural Method Statement), 4 (highway retaining wall), 5 (structural dilapidation survey), 7 (preventing unauthorised access), 8 (windows), 17 (metal railings), 18 (parking deck surfacing), 19 (bicycle storage), 21 (bin storage), 23 (bat roosting) and 24 (LEMP) on previous permission 2023/91441 for change of use and alterations to former church (B8-storage) to 9 residential units (C3) and formation of car park (Listed Building within a Conservation Area)

Date Responded: 11 November 2026
Responding Officer: Amanda Chester
Responding Ref: CV 5/263

This discharge of condition application relates to permission for change of use and alterations to former church (B8-storage) to 9 residential units (C3) and formation of car park at 31, Chapel Hill, Linthwaite, Huddersfield (2023/91441). 31, Chapel Hill is a Grade II listed building, listed as Linthwaite Methodist Chapel (list entry ID 1216959). The application seeks to discharge the following conditions relevant to conservation and design.

8. Notwithstanding the details within the submitted drawings, full details including elevations at 1:20 scale and sections at 1:5 of all new or replacement windows and window frames shall be submitted to and approved in writing by the Local Planning Authority before any existing windows are removed or altered. The details shall include reference to the siting of all replacement windows within the building and the method of opening as well as whether the glazing would be obscured or clear. Any replacement windows shall be installed in full accordance with the details approved by this conditon before the dwelling or part of the building to which they relate is first brought into use and thereafter retained as such.

The submitted details are not sufficient to discharge this condition, greater detail is needed. The submitted drawing does not indicate where the windows will be sited on the building. The drawing also does not include the method of opening or the material and colour of the frame or whether the glazing will be clear or obscured. Details should also include an indication of what is proposed for the other windows within the building. It is assumed that as only one window type has been submitted, no other windows within the property will be altered as part of the works but this should be clarified.

17. Details of the metal railings to be installed at the edge of the car park and at the edge of the rebuilt external steps to the eastern elevation shall be submitted to and approved in writing by the Local Planning Authority before the parking deck is formed. These shall be installed and given a black painted or factory-applied finish before the development is first brought into use and thereafter retained as such.

Drawing titled ‘Paladine fence detail car park infill drawing’ has been submitted detailing the fencing around the car park deck and drawing titled ‘carpark deck and stair handrail detail’ has been submitted detailing the proposed railing and handrail detail for the stairs and walkway. The necessary information has therefore been provided to assess the impact upon the character and significance of the listed building and the details are found to be satisfactory. The conservation and design team have no objection to the discharge of condition 17.

18. Before work commences on the formation of the parking deck, details of its surfacing, including the aggregate mix if a concrete finish is to be used, shall be submitted to and approved in writing by the Local Planning Authority. The surfacing shall be laid out in accordance with the approved details before any part of the development is first brought into use and thereafter retained as such.

Details of the proposed concrete mix are provided within drawing 8384-CoDA-SW-XX-DR-S110. The necessary information has therefore been provided to assess the impact upon the character and significance of the listed building and the details are found to be satisfactory. The conservation and design team have no objection to the discharge of condition 18.

19. Before any part of the development is first brought into use, full details of the provision of secure (from crime and the elements) bicycle storage facilities to serve the residential properties shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be provided and made available for use before any part of the development is first brought into use and thereafter retained as such.

No details have been submitted for the provision of bicycle storage facilities.

21. Before any part of the development is first brought into use, details of the design and materials for the construction of the proposed bin enclosures as shown on submitted site plan ref: 100revH, including surfacing, and boundary treatments where applicable, shall be submitted to and approved in writing by the Local Planning Authority. The bin storage areas shall be constructed or laid out in accordance with the approved details before any part of the development is first occupied and shall thereafter be retained as such and kept clear of all obstructions to the storage of wastes.

Details of the proposed bin stores are provided within drawing titled 'Bin store fence detail'. The necessary information has therefore been provided to assess the impact upon the character and significance of the listed building and the details are found to be satisfactory. The conservation and design team have no objection to the discharge of condition 21.

Summary

Conservation and design have no objection to the discharge of condition 17, 18 and 21. Further information would be required in order to discharge condition 8 and condition 19.