

Our ref: Q211046/jb
Your ref: PP-12716240
Email: [REDACTED]
Date: 5 January 2024



Planning Services
Leeds City Council
Merrion House
110 Merrion Centre
Leeds
LS2 8BB

By Planning Portal: **PP-12716240**

Dear Sir/Madam

Unit MSU17 Trinity Leeds, 42-44 Briggate, Leeds, LS1 6HD
Approval of Details: Condition 3 of Planning Permission 23/05298/FU

On behalf of 'Land Securities Trinity Limited' I have submitted an application to discharge Condition 3 of planning permission reference 23/05298/FU via the Planning Portal. Approval of Condition 3 in its entirety is sought.

The following information supports the application:

- This Cover Letter.
- Application Form.
- Proposed (approved) elevation drawing, reference '4410_PL2_302_B'.
- Precedent image of the proposed external material, prepared by DLG Architects.
- Photographic sample of the proposed external material.

Payment to the sum of £145 has been made via the Planning Portal, exclusive of the portal administrative fee. This has been calculated in full accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

Planning permission 23/05298/FU consents external shopfront alterations to Unit MSU17 within Trinity Shopping Centre, located at No. 42-44 Briggate. Condition 3 seeks approval of the external walling materials, stating:

“Construction of external walls to any building subject of this permission shall not take place until details and samples of all external walling materials have been submitted to and approved in writing by the Local Planning Authority. The walls shall be constructed from the approved materials. REASON: In the interests of visual amenity.”



The consented shopfront improvements will introduce new Afion stone cladding to the façade which will frame large, glazed panels. Details of the Afion stone materials were submitted to Leeds City Council as part of planning permission 23/05298/FU and were also confirmed on the approved elevation plans listed under Condition 2 of the consent (specifically approved drawing ref. 4410_PL2_302_B which is enclosed as part of this submission).

The principle of the proposed cladding material is already established through the planning permission, therefore, and the enclosed application re-provides the detailed information which has previously been provided to LCC.

In addition, samples of the materials can be provided to LCC as part of this condition approval. I will await allocation of a Case Officer and arrange for these to be provided in the event that it is considered necessary.

The proposed material will create a monolithic stone frame of the highest quality, formed of large section sizes with minimal joints. The cladding is hard wearing with high abrasion resistance and excellent resistance to fire properties. A high quality external appearance is achieved, consistent with the design principles agreed through the planning consent.

I trust that the above is acceptable and I look forward to receiving formal confirmation of validation in due course. In the meantime, please do not hesitate to contact me should you have any queries or require further information.

Yours sincerely



James Beynon
Director

enc.

cc. Alison Woodman – Landsec
Robert Simpson, Ross Hall – Colliers
Simon Hill – DLG Architects