



Historic England

YORKSHIRE OFFICE

Miss Louise Clarke
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Direct Dial: 01904 601939

Our ref: P00516419

25 November 2016

Dear Miss Clarke

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

**PROPOSED KINGSGATE LEISURE AND RETAIL DEVELOPMENT, 20-22 CROSS CHURCH STREET, HUDDERSFIELD, HD1 2TP
Application No 2016/62/92029/W**

We have received amended proposals for the above scheme. This letter should therefore be read in conjunction with our previous advice provided on 16th December 2015 in response to applications nos 2015/62/93584/W & 2015/65/93949/W and on 15th July 2016, 18th October 2016 & 21st November in response to application Nos 2016/65/92030/W & 2016/62/92029/W. We have also attended a number of meetings with the applicant and Council Officers to discuss our concerns and proposed amendments to the development.

Summary

The application site is partially located in the Huddersfield Town Centre Conservation Area and affects a number of heritage assets including 20 -22 Cross Church Street, all separately Grade II listed and the setting of several other listed buildings including St Peter's Church, Grade II* listed.

Based on the information submitted Historic England considers the proposed partial demolition and alteration of 20-22 Cross Church Street and the extension of the Kingsgate Shopping Centre, will result in major harm to the significance of the listed buildings, and would harm this part of the conservation area and the setting of the Grade II* listed building.

Historic England recommends that if the development cannot be amended to avoid all harm, then this harm should be weighed against the public benefits of the scheme, including securing the optimum viable use of the designated heritage assets (Para. 134, NPPF).



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Significance of the affected assets

As set out in our previous responses the application site is partially located in the Huddersfield Town Centre Conservation Area and affects a number of heritage assets including 20 -22 Cross Church Street, separately Grade II listed and the setting of a large group of adjacent listed buildings including St Peter's Church, Grade II* listed and St Paul's Church, Grade II listed.

The special interest of the conservation area is characterised by the town's nineteenth century buildings, a variety of streetscapes, alleyways and yards focused along the ancient east - west axis of Kirkgate and Westgate. During the late eighteenth and early nineteenth centuries, Huddersfield expanded rapidly with commercial and industrial development to the north and south of the market place.

Cross Church Street is one of a number of north- south routes leading to Kirkgate and provides significant views of both St Peter's Church, Grade II* listed and the former St Paul's Church. The historic street pattern, narrow plots and dense urban grain of Cross Church Street reflects the town's growth during this period and is characterised by the continuous streetscape.

The distinctive character of the street is strengthened by small scale commercial properties including 20 - 22 Cross Church Street (Grade II listed) constructed from Pennine Gritstone with a consistent pattern of fenestration and pitched roofs clad with stone slates. These buildings make a positive contribution to the conservation area and the setting of St Peter's Church.

Impact of the proposals

The application proposes a substantial extension to the existing Kingsgate Shopping Centre to create a new leisure development and includes the partial demolition and alteration of two, Grade II listed buildings, 20-22 Cross Church Street in order to create a pedestrian entrance to the cinema.

Historic England is supportive of the retention of 20-22 Cross Church Street and the incorporation of these buildings into the wider development. Further to the meeting held on 5th September 2016 at your Council Offices, we welcome the additional documentation submitted including the visual impact assessment; schedule of alterations to the listed buildings, the options considered for the feature entrance design and revised drawings. In addition we note the latest amendments submitted on 11th November also seek to retain the first floor in both properties and the design of the canopy and signage revised. We also welcome the removal of the entrance feature as per the amendments received on 23rd November.

However, we still remain very concerned regarding the impact of the proposed



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development on these two listed buildings, the setting of adjacent listed buildings including St Peter's Church and also the Huddersfield Town Centre Conservation Area.

Policy considerations

In determining this application it is a legal requirement to have special regard to the desirability of preserving the listed buildings and their settings (s. 66 (1), Planning (LBCA) Act 1990). Special attention should also be paid to the desirability of preserving or enhancing the character or appearance of the conservation area (s.72(1) Planning(LBCA) Act 1990).

In accordance with paragraph 128 of the National Planning Policy Framework, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

In accordance with paragraph 129 local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

When considering the impact of this proposed development on the significance of those designated heritage assets affected, great weight should be given to the asset's conservation. No other planning concern is given a greater sense of importance in the National Planning Policy Framework. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (para.132, NPPF).If the development cannot be amended to avoid all harm, then the proposals should be weighed against the public benefits of the scheme (Para. 134, NPPF).

We would also like to draw attention to paragraph 58 of the NPPF which calls for development to function well and add to the overall quality of the area as well as respond to local character and history. Paragraph 61 requires planning decisions to address the connections of people and places and the integration of new development into the historic environment. In addition paragraph 137 calls for local planning authorities to look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.



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Historic England's position

Historic England welcomes, in principle, the extension to the Kingsgate Shopping Centre. We also welcome the revised scheme which now incorporates 20-22 Cross Church Street into the proposed development and in particular we note the reduction in height of the proposed retail extension. With regard to the latter, we consider the extension will still cause some harm to the setting of St Peter's Church and also the conservation area.

However, we acknowledge the visual impact assessment which demonstrates the reduced impact of the retail extension on the character and appearance of the conservation area and the setting of the adjacent listed buildings. We consider the scheme should seek to make a clear and positive contribution to the local character and reinforce the distinctive nineteenth century urban grain of Huddersfield Town Centre. We consider it is imperative that careful thought is given to the palette of materials chosen for the retail extension and how through the use of the right materials, the harm caused by the extension can be further mitigated.

In addition we acknowledge the comprehensive schedule of alterations which clearly set out the existing internal features within both listed buildings. We also welcome the retention of the first floor and also the retention of more of the rear elevation resulting in a reduction in the size of the opening linking to the cinema at ground floor.

Nevertheless, we still remain concerned regarding some of the alterations to 20-22 Cross Church Street. In particular, the removal of the staircase from ground to first floor. We note that the revised drawing includes a ladder access to replace the staircase; however we are concerned that this will preclude the use of the upper floors. Based on the information submitted, we still remain to be convinced that the removal of this fabric will not harm the significance and use of the upper floors of these listed buildings.

Whilst more detailed drawings have been provided which illustrate the partial demolition and those elements of the buildings to be retained, there is still little information regarding how the structures will be adequately supported to form the opening at ground floor.

We welcome the refurbishment of the front elevations and we consider this has the potential to enhance 20-22 Cross Church Street and the wider streetscape along this important route through the conservation area. We note the latest revisions to the entrance to the cinema and we welcome the removal of the previously proposed canopy. We accept the need to clearly identify the entrance and we advise that further consideration should be given to sensitive way marking and signage as part of any forthcoming public realm proposals.

Based on the submitted information, the proposed partial demolition of 20-22 Cross



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Church Street will result in major harm to the significance of the listed buildings, would harm this part of the conservation area and the setting of the Grade II* listed building.

Historic England recommends that if the development cannot be amended to avoid all harm, then this harm should be weighed against the public benefits of the scheme, including securing the optimum viable use of the designated heritage assets (Para. 134, NPPF).

Recommendation

Historic England recommends that you take this advice into account in determining the application and your Council seeks amendments, safeguards or further information as set out above. If there are any material changes to the proposals, or you would like further advice, please contact us.

It is not necessary to consult us again on this application. Please send us a copy of the decision notice in due course. This will help us to monitor actions related to changes to historic places.

Yours sincerely

Elisabeth Lewis

Inspector of Historic Buildings and Areas

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