



Historic England

Mr Nigel Hunston
Kirklees Metropolitan Council
PO Box B93, Civic Centre III
Off Market Street
Huddersfield
West Yorkshire
HD1 2JR

Direct Dial: 01904 601982

Our ref: L01091474

11 December 2019

Dear Mr Hunston

**Arrangements for Handling Heritage Applications Direction 2015
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**4A RUTH STREET, NEWSOME, HUDDERSFIELD, WEST YORKSHIRE HD4 6JF
Application Nos 2019/91404 & 2019/91633 & 2019/91630**

Thank you for your letters of 29 November 2019 regarding further information on the above applications for listed building consent and planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

Historic England is supportive of the redevelopment of this site but we are keen to ensure that this secures the repair and reuse of the important listed buildings. Since our most recent letter we have been consulted on indicative elevations for the proposed apartment block which will be constructed within the remains of the mill building along Ruth Street (drawing no. 2968/2.241/7). The proposed window openings follow the rhythm of the remaining openings at ground floor which we welcome and the scale of the block reflects that of the historic mill building, thus establishing an appropriate relationship with the clock tower which is a local landmark. There is still a lack of detail relating to the repair and treatment of the remaining historic fabric and how the proposed new-build element will interface with this fabric. If your authority is minded to grant consent for the proposals we recommend the application of conditions requiring a method statement for the repair and consolidation of the remaining historic fabric as well as approval for the materials, windows and doors by your authority's specialist Conservation Officer.

Our other concern with the applications was how the redevelopment of the wider site could be robustly tied to the repair of the listed buildings so that these are not left to deteriorate further. We still have concerns about the nature of the two separate planning applications for the mill buildings and the new-build housing. However, if the



37 TANNER ROW YORK YO1 6WP

Telephone 01904 601948
HistoricEngland.org.uk



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works to the listed buildings can be secured through a legal agreement, including a phasing condition that the works to the listed buildings should be completed in an early phase linked to occupation of the new-build dwellings, we would not object to the proposals. This is in the interests of trying to move the development of the site forward given that the listed buildings have lain vacant for several years now and since we are otherwise comfortable with the form of development proposed to the rear of the site.

Recommendation

Historic England has no objection to the applications on heritage grounds, subject to the application of detailed conditions and a robust legal agreement which can secure the works to the listed buildings in a timely manner linked to the development of the wider site.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account in determining the applications. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Emma Sharpe

Inspector of Historic Buildings and Areas

E-mail: emma.sharpe@HistoricEngland.org.uk

cc: Phillip Allsopp, Britch and Associates Ltd.

