

PLANNING APPLICATION

FOR

THE CHANGE OF USE FROM A1
(RETAIL) TO A5 HOT FOOD TAKE
AWAY

AT

22 CROSS CHURCH STREET
HUDDERSFIELD

ON BEHALF OF
MR R ULLAH

HERITAGE STATEMENT
DATED: MARCH 2020

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.0 – THE SITE

1.01- The site is a Grade 2 Listed Building at 22 on Cross Church Street
Huddersfield

1.02 – The property is within Huddersfield Town Centre Conservation Area.

1.03 - Listing Entry 1134270 Listed 29 Sept 1978

Grade 2 Early or Mid 19th Century

Hammer Dressed Stone

Pitched Stone Slate Roof

3 Storeys

2 Ranges of Sashes. Modern Shop

2.0 – PROPOSAL

2.01 – The proposal is for a Change of Use from Retail A1 to A5 Hot Food
Take Away

2.02 – The entrance is via a existing shopfront.

2.03 - There is no structural alterations to the property. The new use will be a
fit out of the existing space.

2.04 - The extract system will be fitted internally and its location is set out on
the plans. The internal location will not harm the Listed Building.

3.0 – ACCESS

3.1 – The property is within Huddersfield Centre with good transport links.

4.0 – POLICY

The requirement to provide this assessment and advice on the amount of detail necessary is contained in the new Local Plan LP33 and the National Planning Policy Framework (NPPF) 2019 this states the following: -

In determining applications, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

5.0 - HERITAGE

5.01- The heritage statement sets out the reasons for the works.

5.02- All works are internal fit out with no structural alterations. The shopfront will stay in place.

Therefore there is no harm caused to the listed building.

The benefit is that the building will be refurbished.

6.0 – CONCLUSION

The main justification for the proposals is the minimal intervention to the property.

The proposals for the new use will allow the building fabric to be untouched and to remain as part of the busy shopping street.