KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) – SECTION 16

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR LISTED BUILDING CONSENT

Reference No:	**2021/65/94574/W**
Site Address:	Huddersfield Railway Station, St George's Square, Huddersfield, HD1 1JB
Description:	Listed Building consent for refurbishment and alterations of staff mess facilities
Recommending Officer:	Sue Brooks

DECISION – Grant Listed Building Consent

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Grimshaw

AUTHORISED OFFICER

Date: 15-Mar-2022

Officer Report

Site Description

Huddersfield Railway Station is a substantial Grade I Listed Building situated in a prominent location within the Huddersfield Town Centre Conservation Area. It was designed by James Pritchett of York and was constructed between 1846 and 1850 in a neo-classical style. The main station building comprises a large, central two storey block with an attic floor and a five bay free standing pedimented portico, along with a further three bays to either side and is constructed in ashlar sandstone with fine detailing and timber sash windows. To the rear of the building are the station platforms covered by trussed canopies with blue slate and corrugated sheet coverings, and to the north is a separate single storey building which houses the existing mess facilities.

Description of Proposal

The proposal is for the refurbishment and alterations of two areas within the railway station. Works include the provision of improved facilities within the staff mess and locker room, along with a mezzanine level and reconfiguration of the space in the signing in point and management offices area.

History of negotiations / amendments received

Further clarification of the following details was requested:

- Location of external air conditioning units and window mounted extractor vents.
- Clarification that the mezzanine will not cause damage to the historic fabric.

Acceptable details and justification were submitted for these items.

Relevant Planning History

2005/91772 - Listed Building Consent for alterations to staff facilities on platform 1 (within a conservation area) - Consent Granted.

2009/90174 - Listed Building Consent for works to building (within a conservation area) - Consent Granted.

2010/91286 - Listed Building Consent for improvement works to the interior of the building remedial work to stable block, new entrance doors to front elevation and platform side (within a conservation area) – Consent Granted.

Access Considerations

None.

Climate Change Emergency

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

The proposal is for internal alterations to the building. This work is not considered to have any impact on carbon emissions and therefore it is felt that climate emergency requirements are not relevant in this instance.

Consultation Responses

Historic England has been consulted due to the Grade I listed status of the building and they have no comments on the proposal.

West Yorkshire Archaeology Advisory Service has been consulted due to the Grade I listed status of the building and they have no comments on the proposal as a thorough record was made in 2011 before the present fit-out.

The officer report has been compiled by the Conservation and Design Officer.

Representations

The application has been publicised with a site notice and a press notice. No representations have been received.

Date site notice expired: 06/01/2022

Publicity expiry date: 17/01/2022

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory

Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).
LP 35 Historic environment.

National Policies and Guidance:
National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published July 2021, together with Circulars, Ministerial Statements and associated technical guidance.
The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.
Chapter 16 (Conserving and Enhancing the Historic Environment).

Assessment

The proposal is for the refurbishment and alterations of two areas within the railway station. Works include the provision of improved facilities within the staff mess and locker room (a former stable building), along with a mezzanine level and reconfiguration of the space in the signing in point and management offices area within the main station building. These are assessed below.

Area A – staff mess and locker room

The existing internal layout of this space was carried out under the approved Listed Building Consent 2010/91286. The proposed work includes the conversion of the female locker rooms into a shower room, with minor subdivisions and alterations of modern partitions within this area and the replacement of modern fittings, wall coverings and flooring. Suspended plastered ceilings are proposed in the WC areas to replace existing suspended ceiling tiles, along with new LED light fittings. Replacement flooring is proposed within the mess room, with a re-graded entrance access, replacement skirtings and frosted vinyl to the rooflights. The frosted vinyl proposed for the rooflights is reversible and causes no harm to significance or damage to the historic fabric.
The proposal is sensitively considered to improve the staff facilities by altering and replacing modern interventions, whilst retaining and maintaining visible historic features, and therefore it is acceptable.

Two external wall mounted air conditioning condenser units are proposed, located in the north refuge area on the north elevation of Area A, with the pipework following existing containment routes. These units are discreetly positioned away from the more significant elements of the listed building and are fully reversible if they become redundant. This proposal is also therefore acceptable.

Area B – management offices and signing in point

The reconfiguration of this space is proposed, with the removal of modern internal partition walls, construction of new lightweight ground floor partitions and a new steel mezzanine floor inserted above with a steel staircase and glass balustrade. This independent structure spans the internal space and is set away from the existing window architraves. The proposed interventions are fully reversible and cause no harm to this space, which has a low level of significance internally.

The replacement of an existing window mounted extractor fan is proposed, and therefore has a neutral impact on significance.

Over all, this is a sensitive proposal which maximises the useable space within Areas A and B without harm to the historic fabric or significance of this Grade I listed building.

Consultation responses

Historic England and West Yorkshire Archaeology Advisory Service have been consulted due to the Grade I listed status of the building and they have no comments on the proposal.

Conclusion

Paragraph 199 of the NPPF states that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

Paragraph 202 goes on to state that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

The proposal is considered to cause less than substantial harm by the introduction of external air conditioning units, however this harm is minor. The public benefits of providing improved staff facilities and more efficient office space outweighs this slight harm.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

As the proposed works are minimal and justified and the internal space has previously been altered, it is felt that the architectural and historic interest of the listed building is preserved.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

As the proposed works are to the interior of the building along with a discreet location on the north elevation, they preserve the character and significance of the conservation area.
This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the public benefits of the proposal outweigh the slight harm and is therefore recommended for approval.

Recommendation **Grant Consent**

Decision Authorisation - Delegated Powers
Application Number: - 2021/94574
Officer Recommendation: Grant Consent

Conditions and Reasons:

1. The development shall be begun not later than the expiration of three years beginning with the date on which consent is granted.
Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord within the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Heritage Statement	2955-HUD-HS01		8 December 2021
Existing plan Area A	2955-HUD-LB001		8 December 2021
Existing plan Area B	2955-HUD-LB002		8 December 2021
Existing ceiling plan Area A	2955-HUD-LB003		8 December 2021
Existing ceiling plan Area B	2955-HUD-LB004		8 December 2021
Proposed plan Area A	2955-HUD-LB201		8 December 2021
Proposed plan Area B	2955-HUD-LB202	A	11 March 2022
Proposed ceiling plan Area A	2955-HUD-LB203		8 December 2021
Proposed ceiling plan Area B	2955-HUD-LB204		8 December 2021
Area B Proposed section AA-BB	2955-HUD-LB207	A	11 March 2022
Proposed air-con units details	2955-HUD-LB208		11 March 2022

Area B proposed window vent details			11 March 2022
Location Plan	2955-HUD-LBLP01	A	11 March 2022

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. The case officer undertook negotiations with the applicant to clarify details of the proposal to assess its impact on the character and significance of the listed building. Acceptable information was submitted. These discussions led to the submitted plans which accurately mirror those negotiations and are felt to be acceptable.

Report Dated: 11 March 2022