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:	**2022/65/91336/W**
Site Address:	Mackinleys, 12, Byram Street, Huddersfield, HD1 1DR
Description:	Listed Building consent for 2 fascia signage [within a Conservation Area]
Recommending Officer:	Sebastian Pickles

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.

Teresa Harlow

AUTHORISED OFFICER

Date: 30-Jun-2022

Officer Report
Site Description

No.12 Bryam Street forms a part of the Somerset Buildings which is Listed at Grade II. No 12 which is located on the ground floor, forms the end plot of the building and fronts Byram Street, side yard and backs onto Wood Street. The building is located within the Huddersfield Town Centre Conservation Area. The Somerset Buildings is located within a highly significant area, being located in the centre of the Town Centre and within the immediate setting of several other Listed Buildings including the Grade II Kirklees District Department of Social Services, Grade II Kirkgate Buildings and Grade II* Parish Church of St Peter.

Somerset Buildings are commercial, with the ground floor having retail units and offices to the upper floors. The building was constructed in 1883 and was the design of W H Crossland with the sculptural works being undertaken by C E Fucigna. The building is constructed in the Queen Anne revival style, constructed using fine ashlar, with slate roof.

Description of Proposal

The proposals are for the replacement of two fascia signs including projecting signs.

History of negotiations / amendments received

During the application comments were provided to the applicant requesting amended plans, replacing the initial proposed vinyls to the upper shop front and replacing them with a simple etched vinyl, additionally clarification of the repairs to the frontage and the proposed paint colour.
Amended plans were submitted by the applicant which reflected the requested amendments.

Relevant History

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 proposals will have some positive impact to climate change with the continued reuse of a historic building.

Consultation Responses

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

Public/Members Response

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

Date site notice expired: 08.06.2022

Publicity expiry date: 05.06.2022

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, Parliamentary 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 proposals are for the repair and updated to the existing signage. The building is a excellent example of the high quality of architecture in Huddersfield. The building was constructed in 1883 and was the design of W H Crossland. The building is constructed in the Queen Anne style and has a outstanding sense of architectural flair. The building does have a feel of the French and Flemish renaissance. The detail of the building is extended to each elevation.

The existing frontages to Byram and Wood Street are relatively modest, however they do respect the proportions of the building, providing large frontages. The existing frontage is to be retained and necessary repairs undertaken. The main alterations are the colour of the frontage which is proposed to be Pearl Night Blue (RAL 5026). The existing fascia sign is to be removed and replaced with a more modest aluminium fascia. This applies to the frontages on both Byram and Wood Street. To the lower section of both

frontages are proposed two modest vinyls. On both frontages there is proposed vinyls with shop details on the door window and the transom above the door. Looking at Byram Street, the bulkhead is proposed to be painted in matching Pearl Night Blue, helping to reduce the visual impact of the bulkhead.
The upper windows on Byram Street are proposed to have simple etched vinyls to reduce the impact of clutter the upper store area. The proposed projecting signs will retain and reuse the existing brackets and are a simple replacement to match the main frontage.
Overall, the proposals are considered to be acceptable. The proposed colour is acceptable and sits well along the row of frontages. The addition of the vinyls is considered to be reasonable and will not overly impact the character of the Listed Building and the Conservation Area. The proposals will provide a refresh to the existing frontages which will have a neutral to minor positive impact to the Listed Building and Conservation Area.

Impact of the proposal on significance

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.”
Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that any application for development must preserve the character and appearance of the listed building.

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.

This application has been assessed against relevant policies in the development plan and other material considerations. The proposals are considered to be acceptable and respect the character and significance of the Listed Building and Conservation Area. The refresh of the frontage will have a neutral to minor positive enhancement to the building and area.

Recommendation

Grant Consent

Decision Authorisation - Delegated Powers
Application Number: - 2022/91336
Officer Recommendation: Grant Consent
Conditions:

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 with Policy LP35 of the Kirklees Local Plan and Policies within Chapter 16 of the National Planning Policy Framework.
3. The colour of the shop frontages and hanging sign and bulkhead shall be Pearl Night Blue (RAL 5026).
Reasons: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.
Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	21-0105		08/04/2022
Proposed Shop fronts	PS5597_Shop_Signage_V4		29/06/2022
Design and Access Statement	Design and Access Statement		20/04/2022
Heritage Statement	Heritage Statement		20/04/2022

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. Amended plans, to replace the initially proposed vinyls to the upper shop front with a simple etched vinyl were

agreed and additionally clarification of the repairs to the frontage and the proposed paint colour with provided.

Report Dated:	29.06.2022