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:	**2023/65/90239/W**
Site Address:	Huddersfield Railway Station, St George's Square, Huddersfield, HD1 1JB
Description:	Listed Building Consent for installation of new braille tactile map on a spreader plate, fixed to the existing timber joists (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: 25-May-2023

Site

The application is for Listed building Consent for works to the grade I listed Huddersfield Station.

Huddersfield Railway Station was constructed between 1846 and 1850 in a neo-classical style, designed by James Pritchett. It is widely claimed to be the finest classical station in Britain. The station is a Grade I Listed Building and lies within the Huddersfield Town Centre Conservation Area. The main station building comprises a large, central two storey block with a five-bay free standing pedimented portico, with a further three bays to either side. To the rear of the station building, also included in the listing, are the station platforms covered by trussed canopies with blue slate and corrugated sheet coverings.

Proposals

The application is for listed building consent for the installation of a new braille tactile map to be located within the station ticket hall.

Relevant Planning History

There have been various applications for listed building consent which relate to works within the Ticket Hall.

History of negotiations / amendments received

There has been engagement with the agent for the application. Upon receipt of the application, a Heritage Assessment was requested.

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 proposals will have no climate change implications.

Consultation Responses

Historic England – 09.05.2023 – No comments offered and have deferred to the Local Planning Authorities Conservation Officers.

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.

Date site notice expired: 12.04.2023

Publicity expiry date: 23.04.2023

Kirklees Local Plan Policy

LP 1-Achieving Sustainable Development
LP 2 – Place Shaping
LP 24 – Design
LP 35 Historic environment.

National Policies and Guidance:

The building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which is possesses'.

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter 2	Achieving sustainable development
Chapter 12	Achieving well-designed places
Chapter 16	Conserving and enhancing the historic environment

Assessment

The proposals are focused within the ticket hall of the Huddersfield Station building. The proposals will see the erection of a braille tactile map. The map will be placed in front of the existing glass barrier. The braille map will be fixed into the existing timber joists making use of a spreader plate. This is considered acceptable as it is reversible and will have a minor impact to the floor. This will see an additional structure added to the ticket hall. The proposals will have a

lesser degree of impact however, the benefits of the braille mapping clearly outweigh any degree of harm.

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(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.

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 proposed works are relatively minor and only seek to erect a standing braille tactile map. The proposals are entirely reversible and will only have a minor degree of impact on the fabric of the ticket hall. There will be some degree of visual impact however , the public benefits clearly outweigh any considered harm.

It is therefore concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Recommendation Grant Consent

Decision Authorisation - Delegated Powers
Application Number: - 2023/90239
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 to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	49411-3	V1	01/03/2023
Braille Map Fixing Detail	1855-VEX-XX-XX-DR-S-5801	P01	25/01/2023
Huddersfield Station – Proposed Braille Map Location	1855-VEX-HUD-XX-DR-S-1002	P03	25/01/2023
Huddersfield Train Station Booking Hall Existing Layout	1855-VEX-HUD-XX-DR-S-1001	P02	25/01/2023
Huddersfield Railway Station – Heritage Statement – Station Improvements			07/03/2023
Project: 1855-TPE Tactile Maps: Huddersfield Railways Station	1855/MIA/01		30/01/2023

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. Following engagement and discussions with the agent and applicant additional details were submitted and the proposals are considered to be acceptable.

Report Dated: 19 May 2023