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:	**2023/44/92144/W**
Site Address:	Huddersfield Railway Station, St George's Square, Huddersfield, HD1 1JB
Description:	Discharge condition 3 on previous permission 2021/91328 for Listed Building Consent for demolition of roofs B and C; demolition of two bays of roof A at the Manchester end; new section of canopy on the Penistone platform; installation of two new bays on roof A at the Leeds end: re-instatement of lantern to whole of roof A; platform alterations and extensions; new island platform; extension of existing passenger subway; in-filling of disused parcel subway; demolition of signal box, relay room and cable gantry between platforms 1 and 4; re-location of tea rooms: provision of new eastern footbridge and lifts/stairs and canopies; provision of overhead electric line equipment (within a Conservation Area)
Recommending Officer:	Louise Bearcroft

DECISION – PART DISCHARGE OF CONDITION(S) SPLIT DECISION

I hereby authorise the partial discharge of condition 3ii of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Helen Bower

AUTHORISED OFFICER

Date: 08-Sep-2023

Discharge condition 3 (Huddersfield Station Recording) on previous permission 2021/91328.
Listed Building Consent at Huddersfield Station for demolition of roofs B and C; demolition of two bays of roof A at the Manchester end; new section of canopy on the Penistone platform; installation of two new bays on roof A at the Leeds end: re-instatement of lantern to whole of roof A; platform alterations and extensions; new island platform; extension of existing passenger subway; in-filling of disused parcel subway; demolition of signal box, relay room and cable gantry between platforms 1 and 4; re-location of tea rooms: provision of new eastern footbridge and lifts/stairs and canopies; provision of overhead electric line equipment

Background
The application seeks to discharge a condition imposed on a Listed Building Consent for works at Huddersfield Station (application ref 2021/91328). The Listed Building Consent application was submitted by Network Rail alongside a Transport and Works Act Order application for works to deliver the Transpennine Route Upgrade (TRU) programme. The TRU programme is a rail enhancement programme established to increase capacity and improve reliability/journey times between Manchester Victoria and York, via Huddersfield and Leeds. Huddersfield Railway Station is grade I listed and the Listed Building Consent application was considered by the Secretary of State alongside the Transport and Works Act Order, and was approved subject to conditions on 27 June 2022.
The works at Huddersfield Railway Station are a key component of the Transpennine Route upgrade and include:
Platforms – the rearrangement of the platforms to extend their length, widen the current platform 1 and provide a new island platform to the west;
Trainshed Roofs – the replacement of the existing Roofs B and C with a new roof canopy covering the island platforms, as well as the removal of two bays from the southern end of Roof A and addition of three new bays at the northern end. The retained extent of Roof A will be strengthened, and a lantern reinstated atop the roof. New canopies will also be constructed at the northern end of the platforms, while the Penistone Line platform canopy will be extended northwards;
Footbridge – the construction of a new footbridge towards the northern end of the platforms;
Subways – the extension of the existing passenger subway, including realignment of the stairs on the island platform and infilling of part of the redundant parcel subway;
Tea Rooms – the dismantling, storage and reconstruction of the Tea Rooms, with their position altered slightly for the new narrowed island platform; and
Overhead Line Equipment (OLE) – the introduction of OLE throughout the station (aside from on the Penistone Line platform).
Proposal (Phased Approach to Discharging Conditions)
Due to the extensive nature of the proposed works at Huddersfield Station, the applicant is seeking a partial discharge of the listed building consent conditions. The reasoning behind this is to allow specific works to commence ahead of others in a staged approach, and in line with a phased construction

programme. It is intended that the undertaking of the earlier works would crucially inform the submission of future methodologies and specifications to be submitted for discharge in the later stages of the works programme.
This application seeks a partial discharge of condition 3 (Huddersfield Station Recording) in respect of the proposed works to the Tea Rooms.
Condition 3 Wording
3. No works of demolition shall take place until an approved methodology for full structure recording has been approved in writing with the local planning authority. Subsequent recording to the appropriate level (as recommended by Historic England) will take place prior to demolition and be deposited with the West Yorkshire Archive Service and West Yorkshire Historic Environment Record in accordance with the timescales agreed in the approved methodology. The following structures are the subject of this condition:
i) The entire Huddersfield Station Roof (level 3); and
ii) Huddersfield Station Tea Rooms (level 2).

Documents Submitted

- Tea Rooms Historic Building Record, document ref 151667-TSA-30-MVL3-REP-A-AR-012002

Publicity

The application was advertised by site notice and press notice with the publicity expiring 2nd September. No representations have been received.

Consultation Responses

West Yorkshire Archaeology Advisory Service – The report submitted for recording the Huddersfield station tea rooms provides an adequate record of the tea rooms. This record therefore fulfils condition 3ii of the planning consent. And a partial discharge can be given on Condition 3. The report provided does not relate to condition 3i which relates to the roof of the station and this should not be signed off based on the report submitted.

Assessment

The timber boarded Tea Rooms building is located on the island platform, between platforms 4 and 8 and is of considerable architectural and historic significance. The building dates from the construction of the island platforms in 1886 and consists of a timber-boarded, single-storey structure, divided onto 12 bays, articulated by Tuscan pilasters topped with paired finial brackets and a plain cornice. Each bay contains either a door or window, with entrances to the waiting rooms, toilets and the station buffet. The proposed new platform arrangements at Huddersfield station, canopies and adjustment of subway access would compromise the structure, and the proposal is to relocate it within the station complex, as means to preserve its heritage value. The proposal is to dismantle the Tea Rooms, temporarily store the parts of the structure and then reconstruct it in a new location, over new foundations. Condition 3 requires that no demolition shall take place until a methodology for full structure recording has been approved. Subsequent recording to an appropriate level is then required to take place prior to demolition and be deposited with the West Yorkshire Archive Service and West Yorkshire Historic Environment Record in accordance with agreed timescales. The structures at Huddersfield Station which are to be the subject of historic recording include the Station Roof and the Tea Rooms, however it is the Tea

Rooms (sub-section ii) which is the subject of this application, for which a partial discharge of condition 3 is sought.
The document entitled 'Tea Rooms Historic Building Record' ref 151667-TSA-30-MVL3-REP-A-AR-012002 provides a record of the form, materials and other characteristics of the Tea Rooms, and it has been produced in accordance with a Written Scheme of Investigation (WSI) which is included in Appendix E of the document. This has been prepared in accordance with Historic England's Level 2 as described in 'Understanding Historic Buildings: a guide to good recording practice (2016).
The Council have a statutory duty under section 16(2) 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.
The principle of a phased approach to discharging the conditions of Listed Building Consent ref 2021/91328 has been previously agreed by officers. The reasoning being that a phased approach is necessary considering the complexities of the works proposed at Huddersfield Station, and the subsequent requirement to have a phased approach to construction. The wording of condition 3 stipulates no works of demolition shall take place until an approved methodology, and subsequent recording to an appropriate level, for the Station Roof (level 3) and the Tea Rooms (level 2) is first undertaken and approved. Officers are of the opinion that a phased approach to the discharge of condition 3, whereby details to satisfy sub-section ii (Tea Rooms) are submitted in advance of details to satisfy sub-section i (Station Roof) is acceptable. This is because separate approvals of such details, subject to them being prior to the commencement of the relevant works to which they relate, achieves the same outcome and level of appropriate control in line with the stipulations of the condition, and fully considering the significance and heritage value of the grade I listed station.
West Yorkshire Archaeology Advisory Service have confirmed the report submitted for the recording of the station Tea Rooms provides an adequate record of the tea rooms, and that this record fulfils condition 3 sub section ii. They recommend a partial discharge can be granted for Condition 3ii only as the report provided does not cover sub-section i which relates to the Station Roof.
In conclusion, West Yorkshire Archaeology Advisory Service are satisfied with the principle of a partial discharge of condition 3 and the details provided in respect of sub section ii for full structure recording of the Huddersfield station Tea Rooms.
Recommendation:
Part Discharge Condition 3 (sub-section ii) in respect of full structure recording of the Huddersfield Station Tea Rooms.

Report Dated: 6th September 2022

Decision Notice Text
The application seeks a partial discharge of condition 3 (sub-section ii) in relation to full structure recording of the Huddersfield Station Tea Rooms. The wording of the condition is as follows:

3. No works of demolition shall take place until an approved methodology for full structure recording has been approved in writing with the local planning authority. Subsequent recording to the appropriate level (as recommended by Historic England) will take place prior to demolition and be deposited with the West Yorkshire Archive Service and West Yorkshire Historic Environment Record in accordance with the timescales agreed in the approved methodology. The following structures are the subject of this condition:
i) The entire Huddersfield Station Roof (level 3); and
ii) Huddersfield Station Tea Rooms (level 2).

Documents Submitted

- Tea Rooms Historic Building Record, document ref 151667-TSA-30-MVL3-REP-A-AR-012002

Assessment

West Yorkshire Archaeology Advisory Service have confirmed the details submitted in the document entitled 'Tea Rooms Historic Building Record' (ref 151667-TSA-30-MVL3-REP-A-AR-012002) provides an adequate record of the Tea Rooms and that this record fulfils sub section ii of Condition 3. The details are therefore considered to be acceptable for the purposes of sub section ii of Condition 3 to allow a partial discharge of Condition 3.
The report provided does not relate to sub-section i (Huddersfield Station Roof) and a further discharge of condition application is required.