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:	**2024/65/92473/W**
Site Address:	Huddersfield Library and Art Gallery, Princess Alexandra Walk, Huddersfield, HD1 2SU
Description:	Listed Building Consent for alteration, refurbishment to existing library and gallery to form museum and (retained) gallery
Recommending Officer:	Sue Brooks

DECISION – CONSENT GRANTED

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.

Helen Bower

AUTHORISED OFFICER

Date: 13-Nov-2024

Officer Report

Site Description

Huddersfield Library and Art Gallery is substantial Grade II listed building built in 1937 and situated within Huddersfield town centre, just outside the conservation area. Within its immediate setting are several Grade II listed buildings including Queensgate Market and Huddersfield Town Hall. The library is in Art Deco style and constructed from a steel frame clad in ashlar sandstone with simple geometric carved detailing and metal framed windows with glazing bars. Internally, the building retains a substantial amount of original fabric, with original fabric throughout the building including hardwood shelving and units, light fittings, surface finishes and a glazed atrium light above the main lending library on the ground floor.

Description of Proposal

This application proposes the refurbishment, alterations and extension to convert the former library and art gallery into a museum and art gallery. This application is an amendment of the approved Listed Building Consent application 2022/93234.

It should be read alongside the associated variation of condition application 2024/92472 (of previous permission 2024/90257 variation of condition 2 (plans and specifications) on the previous planning permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market).

History of negotiations / amendments received

Further clarification was sought with regards to the following and was accepted.

- The increased floor space was clarified and considered acceptable as this is mostly within the basement and lower ground floor level.
- The staggered windows in the west elevation have been designed to provide a transition between the levels within the existing building and proposed extension.
- The external materials of the extension are the same as approved.

Relevant Planning History

2024/92472 - Variation of condition 2 (plans and specifications) of previous permission 2024/90257 variation of condition 2 (plans and specifications) on the previous 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate

Market; demolition/retention of service tunnels; redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (Use Class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1); change of use of part existing market hall building and extension to form public library (Use Class F.1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (Class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area – Pending Consideration.

2024/90257 - Variation of condition 2 (plans and specifications) of previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (Use Class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1); change of use of part existing market hall building and extension to form public library (Use Class F.1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (Class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area) - Removal Or Modification Of Condition(S)

2022/93234 - Listed Building Consent for alterations, refurbishment and extension to accommodate new museum – Consent Granted.

2022/93248 - Demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of the site to form new public realm space (including public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use

of existing Queensgate Market Hall into food hall (Use Class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (Use Class F.1); change of use of part existing market hall building and extension to form public library (Use Class F.1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (Class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area) - Granted Under Reg.3 General Regulations.

2021/91765 - Listed Building Consent for replacement flat roof and all associated rooflights, repairs and repointing to external elevations, installation of new rooflight to existing lightwell and structural repair works within the lightwell – 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 proposed alterations to the building include secondary glazing to windows throughout the existing building, installing a new roof covering above the central atrium which will reduce heat loss, replacing the existing roof covering, and the construction of an extension with environmental controls. These measures will greatly improve the energy efficiency within the building. Therefore, it is felt the proposal complies with the climate emergency requirements.

Consultation Responses

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

Representations

The application has been publicised with a site notice and a press notice. One representation has been received.

The following is a summary of the comments made:

- Concerns that no detail has been submitted for the display space, particularly details of where the existing displays in Tolson Museum will be accommodated.

Date site notice expired: 01/10/2024

Publicity expiry date: 11/10/2024

Policies

The building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) applies. This 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'.

Kirklees Local Plan

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The following policies are considered relevant to this application:

LP 1-Achieving Sustainable Development
LP 2 – Place Shaping
LP 24 – Design
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 20 December 2023, 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 application is for the refurbishment, alterations and extension to convert the Grade II listed Huddersfield Library and Art Gallery into a museum and gallery. The application is an amendment of the approved Listed Building Consent application 2022/93234.

Alterations are proposed to the existing building, both internally and externally, with a substantial extension at the northern end of the building and a smaller infill extension on the west elevation. The existing north elevation is of low significance, as demonstrated in the Heritage Impact Assessment, and the area of public realm to the north of the building is currently underused. The proposed extension will provide modern facilities with improved access and circulation space, along with environmentally controlled space for museum exhibits and roof top space for associated plant. This will allow the significant elements of the listed building to be retained mostly unaltered both internally and externally so that its significance as an early 20th century library building can still be appreciated.

The principle of the change of use, alterations and extension has already been established under the approved application, and this report assesses the amendments to that application.

- Enlarged extension, now proposed at 2,828sqm (206sqm larger than the current consent). Minor increases are proposed to different areas of the extension to accommodate changes to the internal circulation and layout. These are not considered to cause additional harm to the significance of the listed building as the overall scale, massing and form of the extension follows that of the approved scheme, and the elements abutting the listed building are set back from the historic elevations so that the original fabric can be understood.

- External amendments are proposed to window locations within the extension. Fewer windows are proposed in the east elevation of the extension, and the window layout in the west stairwell elevation has been amended with windows now staggered. This elevation faces an existing modern development and there are limited views from afar, with the bay set back from the west elevation of the listed building. The impact on the listed building is considered to be low. Other changes to the window layouts in the extension make a neutral impact on the listed building.

- Amendments to the basement level and to other floors to accommodate more vertical circulation. Circulation has been reduced to one stairway and adjusted lift positions. As these amendments are within the extension there is a low impact on the listed building.

- Changes to the lower ground level to allow for increased public use (through the provision of a flexible 'Heritage Innovation Activity Space' (HIAS), which was originally provided elsewhere within the original approval. The lower ground level has low significance internally and was an under-used space which will be brought into public use, also linking into the outdoor education space which was an under-used service area. This will provide a viable use for the basement and a more pleasant outdoor space.

- The upper ground level has been amended, principally via the relocation of the entrance to the north elevation which now permits the retention of most of the existing eastern façade. The omission of the approved entrance on the east elevation of the listed building allows the three ground floor windows to be retained, which is an enhancement on the approved application. The application also proposes the infilling of the three first floor windows above to provide more versatile exhibition space internally. Overall, the impact of retaining the ground floor windows and infilling the first-floor windows is neutral, subject to the infill details being submitted for approval.

- At level 2, the existing gallery use is retained, with amendments to windows within the extension and consideration of heating and cooling ventilation systems. More roof top equipment and plant is proposed and is set no closer than 1m from the roof parapet to reduce visibility from wider aspects.

- Amendments are proposed to the transition of levels across the external areas and into the internal spaces. Alterations are proposed to the landscaping to the east of the building to provide an accessible route from the re-designed public realm to the outdoor education space linked to the Heritage Innovation Activity Space at basement level. This requires some re-grading and the demolition of the existing boundary walls on this side of the library. These walls have low significance and create a high barrier between the library courtyard and surrounding area. The proposed works will bring the areas together and create a more pleasant environment while providing level access into a currently underused external space. Two additional steps are proposed externally to the southern entrance of the library, and as no

alterations are proposed to the existing steps there is no impact on historic fabric.

- Amended roof light positions and size are proposed. As these have been altered in the past and the roof is hidden from wider views there is no impact on significance.

- The revised application proposes external materials with a more textured expression, with the new extension largely opaque.

In summary, the proposed amendments are a slight enhancement on the approved proposal, with improved landscaping, more public space, and the retention of historic fabric on the east elevation. Conditions have been applied to ensure the detailing respects the historic building.

Consultation responses
Historic England has been consulted due to the partial demolition of the building and they have responded to the associated S73 application 2024/92474. They stated that they remain very supportive of this regenerative scheme.

One representation has been received from the Huddersfield Civic Society and the following is a summary of the comments made:

- Concerns that no detail has been submitted for the display space, particularly details of where the existing displays in Tolson Museum will be accommodated.

Response: The comments are noted; however, the application is an amendment of an existing approved Listed Building Consent, and the concerns are not a material consideration for a Listed Building Consent application.

Conclusion

Paragraph 205 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 208 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 construction of a substantial extension along with the proposed alterations to the listed building leads to less than substantial harm to its significance. The principle of the proposal has been accepted under approved application 2022/93234 and this application is an amendment of that application. The significant public benefits of providing a sustainable and viable use for a now vacant listed building, with a museum, gallery and activity spaces for public use clearly outweighs this harm. The building has been underused for some time, with poor energy efficiency and the failure of elements which have caused water ingress and decay. Significant investment is necessary and includes the repair and restoration of the building fabric and historic details, along with improvements to the layout which will provide an accessible and energy efficient space for public use. The construction of an extension, albeit substantial, will allow the existing building to remain legible while providing good circulation space, public facilities and efficient modern equipment.

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.

The most significant elevations and interior spaces within the library will be retained and restored, thereby preserving features of special architectural interest including interior fittings, and repairs will be carried out to the external fabric to address deterioration of the structure. The introduction of a substantial extension on the north elevation requires the demolition of the rear elevation and will undoubtedly have an impact on the significance and setting of the building. However, the most significant elevations and internal spaces are retained and restored, and it is felt that on balance an extension is necessary to ensure a viable use for the building in the future. This will ensure that the architectural and historic interest of the listed building is preserved.

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).

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the substantial public benefits of the proposal outweigh the less than substantial harm and is therefore recommended for approval.

Recommendation **Grant Consent**

Decision Authorisation - Delegated Powers
Application Number – 2024/92473
Officer Recommendation – Grant Consent

Conditions and Reasons:

1. The development shall be begun within three years of the date in which this 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: 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.

Demolition
3. Prior to the commencement of demolition or the removal of listed building fabric, a demolition methodology shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the method of protection of the retained building fabric including propping, weatherproofing, protection of adjacent and adjoining historic fabric. This applies to the interior and exterior of the building. Demolition shall be undertaken in accordance with the approved methodology.
Reason: 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.

Ramps
4. Prior to the installation of the ramp on the south elevation, the following shall be submitted to and approved in writing by the Local Planning Authority: Design proposals including material samples and specification of the ramp deck, handrail and balustrade including material, colour and finish, fabrication details and fixing methods into the building, along with detailing and finishes of the new opening within the boundary wall on Victoria Lane and at landing level. Works shall be carried out in accordance with the agreed details.
Reason: 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.

5. Notwithstanding the details submitted and prior to the construction of the ramp on the east elevation, the following shall be submitted to and approved in writing by the Local Planning Authority: Design proposals including the extent of demolition of boundary walls, material samples and specification of any proposed boundary treatments, retaining walls, surface finishes, railings and handrails including material, colour and finish, along with fabrication details and fixing methods into the building where applicable. Works shall be carried out in accordance with the agreed details.
Reason: 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.

Boundary walls
6. Prior to the conservation and repair of the existing stone boundary walls and railings (where retained) and the southern external stair and handrail, the following shall be submitted to and approved in writing by the Local Planning Authority: A schedule of works detailing the repair and conservation methods and material samples where new material is required. Works shall be carried out in accordance with the agreed details.
Reason: 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.

Steps
7. New stone steps to the front of the building shall match the existing steps in terms of stone type, dimensions, colour and finish.
Reason: 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.

Samples (Pre-commencement)
8. Prior to the commencement of development to either a) the existing building; and/or b) the approved extension, details and samples of all new external materials (including masonry, glazed bricks and cladding) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented thereafter.
Reason: 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.

Externals New Masonry
9. No external masonry walls to the approved extension shall be constructed until a 1 square metre sample panel has been prepared on site and inspected and approved in writing by the Local Planning Authority. The sample panel must show the external finish and coursing of any masonry, and details of the mortar and pointing finish. The development shall be carried out in accordance with the approved sample.
Reason: 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.

Extension – construction details
10. Prior to constructing the extension, 1:10 external construction details of the junctions between the extension and listed building, along with the materials used, shall be submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved sample.
Reason: 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.

Protection of Stonework
11. Prior to the commencement of work to the south elevation, a protection strategy for the carved masonry figures to the front of the building and the carved friezes on the façade shall be submitted for approval in writing by the Local Planning Authority. Details shall include the method of protection against damage during scaffolding, construction and repair works.
Reason: 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.

Re-Pointing
12. No re-pointing of the external masonry to the existing building, including within the atrium, shall be carried out until details of the mortar mixes together with their sand/aggregate specification have been submitted to and approved in writing by the Local Planning Authority. A 1 sq. metre sample of each pointing type shall be prepared on site for the inspection and approval in writing of the Local Planning Authority before repointing commences. The

works shall be carried out in accordance with the approved sample panels thereafter.
Reason: 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.

Footnote 1: Repointing of stonework shall be formed flush within the confines of the joint and tamped with a stiff churn brush. Weatherstruck, strap or ribbon pointing is not permitted. Further guidance is contained within Historic England, 2017 - Repointing Brick and Stone Walls Guidelines for Best Practice.

Stone Cleaning
13. No stone cleaning shall take place until full details of the specification of cleaning methods, including for paint removal from the front steps, has been submitted to and approved in writing by the Local Planning Authority. A sample panel of cleaning shall be prepared on site and approved in writing by the Local Planning Authority before stone cleaning commences. Thereafter any stone cleaning undertaken shall be in accordance with the agreed methods.
Reason: 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.

Fenestration
14. Prior to the insertion of new windows and external doors within the permitted extension building, details shall be submitted to and approved in writing by the Local Planning Authority. These shall include product specifications, 1:5 sections and 1:20 elevations showing their appearance including materials, finish, colour, design details of the external reveals, heads, cills and jambs. The approved scheme shall thereafter be implemented.
Reason: 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.

15. Prior to the insertion of new external openings and adaptation of openings within the existing building (including infills to blocked up openings), details of the interventions shall be submitted to and approved in writing by the Local Planning Authority. These shall include 1:5 sections and 1:20 elevations of each type of intervention, showing their appearance including materials,

finish, colour, design and details of the external reveals, heads, cills and jambs. Where openings are infilled, the infill material shall match the surrounding masonry in terms of material, bedding, colour, coursing and joint size, and shall be set back into the reveals. The approved scheme shall thereafter be implemented.
Reason: 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.

Repair of Existing Windows
16. A methodology for the repair of the existing windows shall be submitted for approval prior to the commencement of window repairs. This shall include the re-use of sound original ironmongery from any windows to be removed along with a sample of any new ironmongery, and the proposed colour of the existing window frames shall be informed by a paint analysis and research of the original colour scheme. The approved scheme shall be implemented thereafter.
Reason: 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

Secondary Glazing
17. Details of the proposed secondary glazing system shall be submitted for approval prior to installation. These shall include 1:5 sections and 1:20 elevations of the proposed units showing the frame configuration, which shall align with the frames of the external window frames, opening lights, colour, and method of fixing into the building fabric. The approved scheme shall be implemented thereafter.
Reason: 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.

Roof
18. Prior to the commencement of works to the roof of the listed building, details of the proposed roof deck, lanterns and roof lights shall be submitted to and approved in writing by the Local Planning Authority. These shall include design proposals, lantern and roof light product specifications, 1:20 details of the roof and parapet junction and method of construction. The approved scheme shall be implemented thereafter.
Reason: 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.

Atrium Laylight

19. Before the commencement of works within the atrium of the listed building, further details of the works to the existing laylight shall be submitted to and approved in writing by the Local Planning Authority. These shall include a methodology detailing conservation cleaning and repair methods, a protection strategy for retained elements in situ and details of the lighting array and access proposals, ventilation measures within the atrium, and fixing methods into the historic fabric. The approved scheme shall be implemented thereafter.

Reason: 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.

Entrance Grilles

20. Prior to the installation of the replica entrance grilles on the south elevation, further details shall be submitted to and approved in writing by the Local Planning Authority. These shall include a 1:5 section and 1:20 elevation showing design details, materials, finish, colour and fixing methods. Works shall be carried out in accordance with the agreed details.

Reason: 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.

External Lighting and other Fixings

21. Details of proposed external lighting, signage fixings, lightning protection, CCTV cameras and external equipment fixed to the building and curtilage structures, along with the locations and fixing methods, shall be submitted for approval in writing by the Local Planning Authority prior to installation. Fixings shall be into mortar joints and not into the stonework. All existing modern redundant equipment replaced by the new equipment shall be removed carefully and the surfaces made good. The approved scheme shall be implemented thereafter.

Reason: 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.

Mechanical and Electrical

22. Prior to the commencement of each element of the mechanical and electrical works within the listed building a full specification of each element shall be submitted to and approved in writing by the Local Planning Authority. These shall include design of fittings including fire exit signs, door closers, vents and pipe runs, and the replacement of redundant or worn-out components. All installations shall be carefully routed and positioned so that architectural detailing is not damaged; this includes the architraves, covings, historic ceiling, wall and floor finishes, and historic fixtures. The approved works shall thereafter be implemented.
Reason: 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.

Internal Openings
23. Prior to the insertion of new internal openings and adaptation of existing openings within the existing building details shall be submitted to and approved in writing by the Local Planning Authority. These shall include demolition methodology, 1:5 section and 1:20 elevations showing design details of new doors and joinery including architraves, materials, finish and samples. The approved scheme shall be implemented thereafter.
Reason: 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.

Fittings and Architectural Features
24. Before development commences, an identification and recording of fittings and architectural features shall be undertaken on a room-by-room basis. The identification and recording of fittings shall include a protection methodology for items to be retained. Redundant or functioning historic fittings, including mechanical and electrical fittings, ironmongery, light fittings and historic vents, shall be retained unless otherwise agreed in writing by the Local Planning Authority. Where removal is acceptable, the fittings shall be removed carefully, and the surfaces made good. The approved scheme shall be implemented thereafter.
Reason: 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.

Lifting of Floors
25. Where historic floors are required to be taken up to route services or for any other reason, they shall be lifted and reinstated carefully so that they are

not damaged where possible. This will include timber floor finishes and floor tiles. Services shall be routed carefully to minimise damage to joists and ensure that their integrity is not compromised. Prior to the removal of floor coverings, a methodology showing the locations of service routes, along with the method and extent of lifting and reinstatement shall be submitted for approval in writing by the Local Planning Authority.
Reason: 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.

26. Where existing floors cannot be retained, details of the materials and location for all new replacement floor coverings and details of any historic floor coverings to be permanently removed shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation or removal. The works shall only be carried out in accordance with the approved details.
Reason: 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.

Colour of Radiators and Associated Exposed Pipework
27. The colour of new radiators and exposed heating pipework shall be submitted for approval in writing by the Local Planning Authority prior to installation. The approved scheme shall be implemented thereafter.
Reason: 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.

Sprinkler System
28. No work to install a sprinkler system or fire suppression system shall commence until full details of the proposed system have been submitted to and approved in writing by the Local Planning Authority. Details shall include plans showing the routing of the installation through the building fabric including interventions (lifting floorboards, cutting through building fabric); product specifications and colour of any surface mounted systems, recessed sprinkler heads, exposed fittings and pipework; details and locations of pipe boxings. Mitigation measures to reduce harm to significance and damage to the building fabric. All pipework shall be carefully routed and positioned so that architectural detailing is not damaged; this includes the architraves, covings, timber panelling and historic ceiling and floor finishes. The approved scheme shall be implemented thereafter.

Reason: 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.

Thermal Enhancement
29. Prior to the commencement of thermal enhancement measures, a methodology, proposed locations of interventions, 1:5 sections showing fixing methods and impact on historic fabric, and a specification shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter.
Reason: 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.

Decorative Finishes
30. Prior to the conservation and repair of decorative wall and floor linings including marble, cork, veneered panelling, retained shelving, gallery dado and timber floor finishes, a methodology detailing conservation, cleaning and repair methods; material samples for replacement; and the extent of replacement shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter.
Reason: 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.

Ceiling Cornices
31. Prior to the demounting and reinstatement of plaster ceiling cornices, ceiling plans and a methodology showing the extent of replacement and proposed new positions shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter.
Reason: 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.

Shelving
32. Prior to the removal and adaptation of historic display shelving, a methodology detailing the extent of removal, repair, adaptation and relocation of shelving, and 1:5 joinery details shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter.

Reason: 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.

Book lift

33. Prior to undertaking alterations to the book lift lining, a protection strategy and 1:10 details of the proposed alterations shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter.

Reason: 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.

Ducts

34. Prior to the removal or alteration of in-wall vent ducts, locations and methodology showing the alterations shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented thereafter.

Reason: 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
Heritage Statement Vol 1 Introduction	CDT430201-FCB-XX-XX-RP-A-000001	V2	11.9.2024
Heritage Statement Vol 2 Huddersfield History	CDT430201-FCB-XX-XX-RP-A-000002	V2	11.9.2024
Heritage Statement Vol 3 Heritage Setting	CDT430201-FCB-XX-XX-RP-A-000003	V2	11.9.2024
Heritage Statement Vol 4 Library and Art Gallery Assessment of Significance	CDT430201-FCB-XX-XX-RP-A-000004	V2	11.9.2024
Heritage Statement Vol 6 Heritage Impact Assessment	CDT430201-FCB-XX-XX-RP-A-000006	P01	11.9.2024

Heritage Impact and Setting Assessment Addendum August 2024	P24-2054_HT_ R001v2_HT_SB		5.9.2024
Desk Based Archaeological Assessment Addendum	P24-2054_R002v1 _HT_SB_LG		6.9.2024
Huddersfield Masterplan - Proposed Site Plan	CDT430201-FCB-XX-LG-DR-A-020011	P02	6.9.2024
Huddersfield Masterplan - Proposed Lower Ground Floor Demolition Plan	CDT430201-FCB-XX-LG-DR-A-020140	P03	6.9.2024
Huddersfield Masterplan - Proposed Upper Ground Floor Demolition Plan	CDT430201-FCB-XX-00-DR-A-020141	P03	6.9.2024
Huddersfield Masterplan - Proposed Level 01 Demolition Plan	CDT430201-FCB-XX-01-DR-A-020142	P03	6.9.2024
Huddersfield Masterplan - Proposed Level 02 Demolition Plan	CDT430201-FCB-XX-02-DR-A-020143	P03	6.9.2024
Huddersfield Masterplan - Proposed Roof Level Demolition Plan	CDT430201-FCB-XX-RF-DR-A-020144	P02	6.9.2024
Huddersfield Masterplan - Proposed Lower Ground Floor Plan	CDT430201-FCB-XX-LG-DR-A-020200	P02	6.9.2024
Huddersfield Masterplan - Proposed Upper Ground Floor Plan	CDT430201-FCB-XX-00-DR-A-020201	P03	6.9.2024
Huddersfield Masterplan - Proposed Roof Level Plan	CDT430201-FCB-XX-RF-DR-A-020202	P03	6.9.2024
Huddersfield Masterplan - Proposed Sections 01, 02 and 03	CDT430201-FCB-XX-A-020700	P03	6.9.2024
Huddersfield Masterplan - Proposed Elevations East and West	CDT430201-FCB-XX-A-020800	P03	6.9.2024
Huddersfield Museum and Art Gallery Design and Access Statement Addendum Sept 2024			6.9.2024

Huddersfield Museum and Gallery - Existing Library and Art Gallery Plans – Basement Plan	IR430300-FCB-XX-B - DR-A-030098	P02	6.9.2024
Huddersfield Museum and Gallery - Existing Library and Art Gallery Plans - LG Level Plan	IR430300-FCB-XX-LG-DR-A-030099	P02	6.9.2024
Huddersfield Museum and Gallery - Existing Library and Art Gallery Plans - UG Level Plan	IR430300-FCB-XX-00-DR-A-030100	P02	6.9.2024
Huddersfield Museum and Gallery - Existing Library and Art Gallery Plans – Level 01	IR430300-FCB-XX-01-DR-A-030101	P02	6.9.2024
Huddersfield Museum and Gallery - Existing Library and Art Gallery Plans - Level 02 Plan	IR430300-FCB-XX-02-DR-A-030102	P02	6.9.2024
Huddersfield Museum and Gallery - Existing Library and Art Gallery Plans - Roof Level Plan	IR430300-FCB-XX-RF-DR-A-030103	P02	6.9.2024
Huddersfield Museum and Gallery - Existing Sections Sheet 1	IR430300-FCB-XX-XX-DR-A-030120	P02	6.9.2024
Huddersfield Museum and Gallery - Existing Sections Sheet 2	IR430300-FCB-XX-XX-DR-A-030121	P02	6.9.2024
Huddersfield Museum and Gallery - Existing North and East Elevation	IR430300-FCB-XX-XX-DR-A-030130	P02	6.9.2024
Huddersfield Museum and Gallery - Existing South and West Elevation	IR430300-FCB-XX-XX-DR-A-030131	P02	6.9.2024
Huddersfield Museum and Gallery - Conservation Strategy - Basement	IR430300-FCB-XX-B - DR-A-030138	P03	6.9.2024
Huddersfield Museum and Gallery - Conservation Strategy - Lower Ground Floor	IR430300-FCB-XX-LG-DR-A-030139	P03	6.9.2024

Huddersfield Museum and Gallery - Conservation Strategy - Upper Ground Floor	IR430300-FCB-XX-00-DR-A-030140	P03	6.9.2024
Huddersfield Museum and Gallery - Conservation Strategy - Level 01	IR430300-FCB-XX-01-DR-A-030141	P03	6.9.2024
Huddersfield Museum and Gallery - Conservation Strategy - Level 02	IR430300-FCB-XX-02-DR-A-030142	P03	6.9.2024
Huddersfield Museum and Gallery - Conservation Strategy - Roof	IR430300-FCB-XX-RF-DR-A-030143	P03	6.9.2024
Huddersfield Museum and Gallery - Conservation Strategy - Section 01	IR430300-FCB-XX-XX-DR-A-030161	P03	6.9.2024
Huddersfield Museum and Gallery - Conservation Strategy - Section 02	IR430300-FCB-XX-XX-DR-A-030162	P03	6.9.2024
Huddersfield Museum and Gallery - External Fabric Thermal Enhancement - Existing	IR430300-FCB-XX-XX-DR-A-030171	P03	6.9.2024
Huddersfield Museum and Gallery - External Fabric Thermal Enhancement - Proposed	IR430300-FCB-XX-XX-DR-A-030172	P03	6.9.2024
Huddersfield Museum and Gallery - Envelope Repairs - North Elevation	IR430300-FCB-XX-XX-DR-A-030181	P02	6.9.2024
Huddersfield Museum and Gallery - Envelope Repairs - East Elevation	IR430300-FCB-XX-XX-DR-A-030182	P02	6.9.2024
Huddersfield Museum and Gallery - Envelope Repairs - South Elevation	IR430300-FCB-XX-XX-DR-A-030183	P02	6.9.2024
Huddersfield Museum and Gallery - Envelope Repairs - West Elevation	IR430300-FCB-XX-XX-DR-A-030184	P02	6.9.2024
Huddersfield Museum and Gallery - Proposed Lower Ground Level Plan	IR430300-FCB-XX-LG-DR-A-030199	P03	6.9.2024

Huddersfield Museum and Gallery - Proposed Upper Ground Level Plan	IR430300-FCB-XX-00-DR-A-030200	P04	6.9.2024
Huddersfield Museum and Gallery - Proposed Level 01 Plan	IR430300-FCB-XX-01-DR-A-030201	P04	6.9.2024
Huddersfield Museum and Gallery - Proposed Level 02 Plan	IR430300-FCB-XX-02-DR-A-030202	P04	6.9.2024
Huddersfield Museum and Gallery - Proposed Roof Level Plan	IR430300-FCB-XX-RF-DR-A-030203	P03	6.9.2024
Huddersfield Museum and Gallery - Proposed Sections Sheet 1	IR430300-FCB-XX-XX-DR-A-030700	P03	6.9.2024
Huddersfield Museum and Gallery - Proposed Sections Sheet 2	IR430300-FCB-XX-XX-DR-A-030701	P03	6.9.2024
Huddersfield Museum and Gallery - Proposed North & East Elevation	IR430300-FCB-XX-XX-DR-A-030800	P03	6.9.2024
Huddersfield Museum and Gallery - Proposed South & West Elevation	IR430300-FCB-XX-XX-DR-A-030801	P04	6.9.2024
Huddersfield Museum and Gallery - Bay Study 01	IR430300-FCB-XX-XX-DR-A-030900	P03	6.9.2024
Huddersfield Masterplan - Phase 02 Location Plan	CDT430201-FCB-XX-00-DR-A-0012	P01	9.9.2024
Huddersfield Masterplan - Location Plan	CDT430201-FCB-XX-00-DR-A-0010	P01	2.9.2024

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. Negotiations have taken place over the impact of the proposals on the character and significance of the listed building. These discussions led to the submitted plans which accurately mirror those negotiations and are felt to be acceptable.

Report Dated:	5 November 2024