

**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:	<b>2024/65/92705/W</b>
Site Address:	Ramsden Building, University of Huddersfield, Queensgate, Huddersfield, HD1 3DH
Description:	Listed Building Consent for internal and external refurbishment to building including partial demolition
Recommending Officer:	Sebastian Pickles

**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: 28-Nov-2024**

## **Site**

The application relates to the Grade II listed Ramsden Building. The Ramsden Building forms part of the Huddersfield University campus. The Ramsden Building is situated on the inner ring road on Queensgate. It is directly opposite the Grade II Queensgate Market and is also to the immediate north of the Grade II Milton Congregational Church and Grade II Milton Congregational Chapel Sunday School.

As well as being listed, the building is within the Huddersfield Town Centre Conservation Area.

The building was constructed between 1881-1884 and by the vision of Architect E. Hughes. The building has the feel of being constructed in the Gothic revival style.

## **Proposals**

The application is for listed building consent for internal and external refurbishments including demolitions.

## **Relevant Planning History**

2003/92251 – Erection of a Lift Shaft (Listed Building) – Approved

2003/92252 – Listed Building consent for the erection of a lift shaft – Approved

2003/94676 – Erection of extension to west building to accommodate media and the student union and alterations to adjoining car park. Formation of a temporary car park on site of Great Hall (Partly within a Conservation Area). – Approved

2008/91158 – Listed Building Consent for refurbishment of the existing building – Approved

2023/91391 – Listed Building Consent for the removal and reinstatement of Ramsden Building pinnacle – Approved

2024/90370 – Discharge of condition 3 on previous permission 2023/91391 for Listed Building Consent for the removal and reinstatement of Ramsden Building Pinnacle – Approved

## **History of negotiations / amendments received**

There has been engagement with the applicant and agent. A detailed site visit was undertaken to fully understand the implications of the proposed works. Through the course of the application, requests were made for minor intrusive investigations including the removal of suspended ceiling tiles, the creation of openings in modern stud walls and the lifting of floor covers to understand the required works and the condition of fabric beneath. The investigations allowed for better understanding and amended plans were submitted.

## **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**

West Yorkshire Archaeological Services (WYAS) – Comments were received from WYAS outline the potential implication of the proposed works. Within their consultation was a recommendation for a condition for a Written Scheme of Investigation to be submitted prior to the commencement of works. This condition does form a part of the application.

The 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: 07.11.2024

Publicity expiry date: 01.11.2024

### **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 it possesses'.

National planning policy and guidance are set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20<sup>th</sup> July 2021, the Planning Practice Guidance Suite (PPGS) first

launched 6<sup>th</sup> 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 Ramsden Building is listed at Grade II and is also within the Huddersfield Town Centre Conservation Area. The building is architecturally very striking. As stated in the opening statement of the report the building has the feel of being constructed in the Gothic revival style.

The proposed works in the main affected the interior of the building, however, there are some minor changes proposed to the elevations and works to the internal courtyard area and its roof, which will have a degree of impact on the building.

As is discussed in the supporting statement and can be evidenced by visiting the site, there have been a series of historic and more recent, within the last 30 years, changes to the interior of the building, which include the division of space using plasterboard and stud partitions, the introduction of suspended ceilings and other associated elements. There is however a significant amount of extant historic fabric, however some of this has been covered and hidden by previous interventions.

The focus of the proposals is refurbishing the identified areas in the building, which are set out in the submitted plans. Supporting the application is a detailed Heritage Assessment, which provides a sound assessment of the significance of the building and the impact of the proposals. As discussed in the supporting statement, most of the works are for the refurbishment of the building, which presents the opportunity to reveal and enhance historic fabric and features covered and hidden by previous alterations and additions.

The works on the external elevations of the building are relatively modest. There are existing louvres on the northern and southern elevations which are to either be replaced with new louvres or replaced with clear glazing to match the existing glazing detail. To rear eastern elevation on the ground floor there are two pairs of blanked-out windows, which are to be opened but fitted with full-height louvres. Directly to the left of the windows is a pair of central opening timber doors, which are to be replaced with a pair of central opening timber fire doors, as a means of escape. While the changes will have a degree of impact on the building, the changes are considered reasonable, as the additional ventilation is required and the doors will have a similar appearance to the existing doors. Additionally, fire measures are a requirement and therefore there is sufficient justification for the impact.

Moving to the works for the internal courtyard area and roof cover. On the ground floor, the courtyard area was previously altered to form a clinic area. This saw the introduction of a suspended ceiling and other works to facilitate the use of the space. The intention is to re-open the space and make it into a communal working and breakout area. The works will see the previous intervention removed and the historic fabric, including the roof structure re-exposed and revealed.

In addition to the works to the main floor space, it is proposed to alter the roof structure, which will include a slight change with the creation of a flat-roofed area, which does have the purpose of housing plant, M&E for the building, which is required with the changes to the building. As is evidenced with the supporting Heritage Statement, the building has evolved with the eastern wing being a later addition to the building. The internal courtyard roof was originally entirely glazed as shown on the 1939 floor plans, however, over time the roof became fully covered. The existing roof covering is a modern covering and is of no interest or merit. The intention is to retain the original historic roof structure to the western end of the courtyard, with a new covering and the addition of a series of roof lights. To the eastern side of the roof, this will become the new flat-roofed section of the building. It is clear that this section and area of the roof has seen a greater degree of change and alteration, and it does not appear that any of the original roof structure to the eastern section of the roof is surviving. While it would be appropriate for a dual-pitched roof to be reinstated, consideration has been given to where additional plant, M&E is to be placed. If this option was not considered, then it would lead to the plant being located in an area which would require more intrusive interventions or being placed in more visible locations. It is considered that on balance the approach is acceptable. With the addition of the flat roof, a new access is to be created to access the roof space for maintenance of the roof structure and the M&E. As can be seen on the internal elevation of the northern wing of the building there were alterations which took place in the mid-20<sup>th</sup> century with the addition of the enlarged window opening. It is intended to create a new doorway in this location. Given the previous uninteresting alteration, this approach is accepted. Within the main areas of the building, as noted, the focus is refurbishment. While the works do include some demolition, the demolition is only to remove previous interventions from the late 20<sup>th</sup> century and more recent alterations and interventions. The works will in some areas reinstate the original plan forms of the building and will also uncover and reveal hidden historic fabric and detailing. There is a greater degree of intervention being undertaken for the toilet areas, however again, the loss will not impact any historic fabric of the building, and the changes are necessary to accommodate accessible toilets. One of the more significant internal changes is to the third and fourth floors. As discussed in the supporting information, on the western arm of the building, facing onto the ring road on the fourth floor, originally there was no fourth floor. There was a mezzanine, which looked over what is the third floor. This is shown

on the historic floor plans of the building. The intention is to now revert the space to its original configuration with the open floors and the reintroduction of the mezzanine. The detail of the mezzanine has however yet to be determined and will be subject to a condition for the details to be submitted and approved.

As set out the works will involve a high degree of intervention to the building. Consideration has been given to ensuring that the works do not impact the extant historic fabric. A protection methodology has been submitted as part of the proposals, setting out measures to be implemented during the works.

## **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. As set out the proposals for the Ramsden Building are reasonably intensive, however, the overall aim is to bring the building into greater use, which does require the changes being proposed. A large portion of the works will see previous unsympathetic interventions removed, uncovering fabric and details previously covered over, which will enhance the building. There will be a degree of harm with the introduction of the flat roof in the courtyard. However, as set out in the supporting information, this option is considered to have the least degree of impact.

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:** - 2024/92705

**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.

3. Notwithstanding the submitted details no demolition/development shall take place/commence (not including the soft stripping of modern interventions, such as modern floor coverings, plasterboard, suspended ceiling grids and tiles and other associated items) until a written scheme of archaeological investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

**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.

4. Notwithstanding the submitted details and prior to the commencement of any works/ development in respect of the proposed mezzanine as stated on Plan – Proposed Third Floor Plans - (00)104 – details of the proposed mezzanine shall be submitted to the Local Authority for approval in writing. Plans shall be submitted at a scale of 1:10 / 1:20 and shall include section plans of the

proposed mezzanine. The plans shall be supported by a methodology which shall provide details of how the proposed mezzanine shall be erected and fixed into the extant fabric. The works shall then be carried out in strict accordance with the approved plans and 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.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Site Constraints Plan	(90)004	P02	04/11/2024
Fire Strategy First Floor Plan	(68)003	P04	04/11/2024
Fire Strategy Ground Floor Plan	(68)002	P04	04/11/2024
Floor Plan	68)001	P04	04/11/2024
Floor and Wall Finishes First Floor Plan	(43)003	P02	04/11/2024
Floor and Walls Finishes Ground Floor Plan	43)002	P02	04/11/2024
Floor and Wall Finishes Basement Floor Plan	43)001	P02	04/11/2024
Proposed Ceiling First Floor Plan	(35)012	P02	04/11/2024
Proposed Ceiling Ground Floor Plan	(35)011	P02	04/11/2024
Proposed Building Sections	(00)302	P03	04/11/2024
Demolition Building Sections	(00)301	P03	04/11/2024
Existing Building Sections	(00)300	P04	04/11/2024
Proposed Building Elevations	(00)202	P04	04/11/2024
Demolition Building Elevations	(00)201	P04	04/11/2024
Existing Building Elevations	(00)200	P04	04/11/2024
Proposed and Demolition First Floor Plan	(00)112	P03	04/11/2024
Proposed and Demolition Ground Floor Plan	(00)111	P03	04/11/2024

Proposed First Floor Plan	(00)102	P08	04/11/2024
Proposed Ground Floor Plan	(00)101	P08	04/11/2024
Proposed Basement Floor Plan	(00)100	P06	04/11/2024
Demolition First Floor Plan	(00)052	P05	04/11/2024
Existing Second Floor Plan	(00)013	P02	23/09/2024
Existing First Floor Plan	(00)012	P02	23/09/2024
Existing Ground Floor Plan	(00)011	P02	23/09/2024
Existing Basement Floor Plan	(00)010	P02	23/09/2024
Existing Third Floor Plan	(00)014	P02	23/09/2024
Existing Roof Plan	(00)015	P02	23/09/2024
Demolition Ground Floor Plan	(00)051	P03	23/09/2024
Demolition Basement Floor Plan	(00)050	P03	23/09/2024
Demolition Second Floor Plan	(00)053	P03	23/09/2024
Demolition Third Floor Plan	(00)054	P03	23/09/2024
Proposed Third Floor Plan	(00)104	P04	23/09/2024
Proposed Demolition Second Floor Plan	(00)053	P03	23/09/2024
Demolition Third Floor Plan	(00)054	P03	23/09/2024
Proposed Third Floor Plan	(00)104	P04	23/09/2024
Proposed and Demolition Second Floor Plan	(00)113	P01	23/09/2024
Proposed and Demolition Basement Floor Plan	(00)110	P01	23/09/2024
Proposed Second Floor Plan	(00)103	P06	23/09/2024
Site Location Plan	(90)001	P01	23/09/2024
Proposed Site Plan	(90)003	P01	23/09/2024
Existing Site Plan	(90)002	P01	23/09/2024

Stage 3 Outline Architectural Specification	UNI049D	P02	04/11/2024
Structural Methodology	085262-XX-XX-T-S-00003 085262 – Ramsden Building		23/09/2024
University of Huddersfield Ramsden Building Refurbishment Energy Statement	UOL-BHE-RAM-XX-SH-M-0600	P01	24/09/2024
Ramsden Building, Queensgate, Huddersfield Historic Building Assessment	Report No: IBP03-01		24/09/2024
Design and Access Statement			24/09/2024
Ramsden Historic Feature Protection			28/11/2024

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. Following engagement, discussions and the submission of amended plans and agreement to the stated conditions with the agent and applicant the proposals are considered acceptable.

**Report Dated:**

22 <sup>nd</sup> November 2024
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