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:	**2024/65/92720/W**
Site Address:	Hair Haus Salon, 1, Northumberland Street, Huddersfield, HD1 1DT
Description:	Listed Building Consent for internal alterations
Recommending Officer:	Sebastian Pickles

DECISION – GRANT 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.

Helen Bower

AUTHORISED OFFICER

Date: 19-Nov-2024

Site

The application site relates to the Grade II 1-3 Northumberland Street. The building is located at the top end of Northumberland Street which then joins John William Street, directly opposite the Grade II* George Hotel. The part of the building, subject of this application is located on the corner of Northumberland Street and Wood Street. As well as being Listed, the site is with the Town Centre Conservation Area.

The building is a lovely example of a nice example of a 19th century building, constructed in the neo-classical style, with the use of pedimented windows and rusticated detailing.

Proposals

The application is for listed building consent for internal works and minor alterations.

Relevant Planning History

None

History of negotiations / amendments received

There has been limited engagement with the applicant. There have however been discussions and engagement prior to the submission of the application.

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

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: 13.11.2024

Publicity expiry date: 08.11.2024

1 General comment was received from a member of the public. The comment was concerning the general condition of the building and its maintenance. They also commented on several other buildings in the immediate area, raising concerns in regard to their condition, some being in a state of dereliction.

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 19th 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

As set out the application relates to the Grade II 1-3 Northumberland Street. The works as shown on the submitted plans and detailed in the supporting information are internal only. As is shown by the submitted information and images, the interior of the building has historically and recently undergone a series of alterations and changes. It does appear that there was a high degree of internal alteration during the mid to late 20th century. The supporting details and images show more recent timber stud partitions and some breeze block walling and infilling.

The works as noted in the supporting statement are for the refurbishment of the interior of the building. This will involve the removal of the plasterboard and modern fixtures from the previous tenant. There will also be some re-wiring using existing cable runs and routes. There will also be the addition of a WC on the ground floor, which will be done using stud partitions. Part of the work is to address previous damp and water ingress damage.

The works will see some degree of alteration and intervention are focused on the removal and replacement of fabric which has been more recently added to the interior of the building. The rewiring of the building will be undertaken by making use of existing cable runs and routes and will therefore have a minimal impact on the building. The works will ensure that the building can be brought back into use.

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."

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 proposed works are internal only. The works are in part to address previous water ingress and damp issues, which will require the removal of fabric. This fabric is however more recent additions such as plasterboard and other boarding. The re-wiring of the building will make use of existing cable runs and routes, therefore minimising any impact. The works will not impact the special character or significance of the building.

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: - 2024/92720
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 there shall be no use of filler or expandable foams or silicone sealants in any part of the works which would intersect or touch the historic fabric.
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
4. Notwithstanding the submitted details any plastering/ replastering works to the historic fabric of the building shall be undertaken using lime plaster only.
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 submitted details any repairs or repointing to the historic fabric of the building shall be undertaken using lime mortar only.
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
Location Plan	Loc 01		23/09/2024
Ground Floor Plan	No:23-0136A		23/09/2024
First and Second Floor Electrical Installation	Elec - 02		23/09/2024
Basement and Ground Floor Electrical Installation	Elec - 01		23/09/2024
Third Floor Plan	No:23-0136C		23/09/2024
Second Floor Plan	No:23-0136B		23/09/2024
Design, Access and Heritage Statement	ES630342		

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 assessment of the submitted details the proposals are considered acceptable.

Report Dated: 19.11.2024