

**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:	2025/65/90170/W
Site Address:	26, John William Street, Huddersfield, HD1 1BQ
Description:	Listed Building Consent for erection of new signage, installation of replacement shop front, extraction canopy to rear and internal alterations (within a Conservation Area)
Recommending Officer:	Edward Cheseldine

DECISION – Listed Building 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 10-Apr-2025

Listed Building Consent

2025/90170 - 26, John William Street, Huddersfield, HD1 1BQ

Site Description

26 John William Street is a retail shop located on a main street within Huddersfield Centre. The building is 140.00m from Huddersfield Train Station. It is a two-storey shop unit which has been previously occupied. The surrounding area is characterised by retail and commercial units at street level. Residential properties occupy the remaining upper levels. The shops on either side are occupied by a takeaway and a restaurant. The building is Grade II listed and within the Huddersfield Town Centre Conservation Area. The application site is within the Huddersfield Town Centre boundary.

List Description:

JOHN WILLIAM STREET 1. 5113 (East Side) Nos 22 to 34 (even) SE 1416 NW 1/689 II GV 2. Mid C19. Ashlar sandstone. 3 storeys and attics. Modillioned eaves cornice. Parapet, with regularly spaced pedimented piers. Continuous sill bands on 1st and 2nd floors, moulded on 1st floor. Rusticated quoins. Chamfered corners. Ground floor to John William Street is all modern shopfronts, unless pilastraded bank front of No 22 is original. Ground floor to St Peter's Street has 6 round-arched sashes with moulded voussoirs, keys and continuous moulded impost band (8 similar sashes to Church Street): double doors with 8 diamond panels and fanlight in round arch, with moulded imposts and keystones, flanked by Tuscan pilasters taking full entablature. 1st and 2nd floors have 13 ranges of sashes to John William Street, 8 to St Peter's Street, 9 to Church Street, and one on each corner towards John William Street. All have moulded surrounds and sills on brackets, those on John William Street with shouldered surrounds, and those on 1st floor also have entablature, the sill brackets console shaped. Area on St Peter's Street side, with very ornate cast iron railings.

Application Description

The application is seeking listed building consent for internal and external works:

- Installation of replacement shop front
- Extraction canopy to rear
- Internal floor plan changes

External Works

External works to the front façade include one aluminium fascia board finished in a black powder coat with a matte finish. Text on the fascia will read 'You Want Beef?'. The text will be raised by 100mm, it will be white with an orange '?'. The text will be externally backlit.

In addition, a metal hanging sign will be erected in black and red with white lettering reading 'You Want Beef'. It will be illuminated with downward facing lighting.

Shopfront alterations include a centrally placed doorway. Existing granite riser is to be retained with a section reused to incorporate the central doorway. Existing entablature and surrounds will be retained.

Sandstone above the entablature is to be repaired with the existing wooden plinth removed.

Sticker decals will appear on the glazed shopfront.

On the rear façade, an air intake and air outtake will be installed in the frames of two windows.

Internal Works

Internal works include minor alterations to the internal floorplan layout of the ground and first floor. Further to this is the removal of non-historic stud walls.

Supplementary to this application is an application for permission for a change of use from retail to takeaway 2025/90021 and an application for advertisement consent 2025/90022.

History of Negotiations / Amendments Received

Officers had concerns in relation to the initial plans to the front façade and there was outstanding information in terms of materials.

It was illustrated to the applicant what amendments would be acceptable through the provision of details, materials and the placement of advertising signs.

Kirklees Planning Authority have recently published shop front guidance for the Huddersfield Town Centre Conservation Area which was forwarded to the applicant. Please note page 19 which relates to John William Street improvements.

<https://www.kirklees.gov.uk/beta/trees-listing-and-conservation/pdf/huddersfield-town-centre-conservation-area-shopfront-design-guidance.pdf>

The wider area is also currently being reviewed under the Heritage Lead Regeneration Scheme to repair or replace shopfronts on historic buildings. John William Street is within this scheme. Shopfronts of properties 11-35 John William Street have consent to replace signage, sympathetic to the historic environment. This too has been communicated to the applicant.

<https://kirkleestogether.co.uk/2023/06/12/improving-huddersfield-high-streets-kerb-appeal/#:~:text=pride%20among%20residents.->

[%2cThe%20Heritage%20Lead%20Regeneration%20Scheme%2crestoring%20and%20maintaining%20their%20properties](#)

The applicant was given the opportunity to submit 3 sets of amended plans to the shop front, amended plans received 04 April 2025 will be assessed below.

Relevant Planning History

Application Site

2025/90021 - Change of use from retail shop (Class E) to hot food take-away (sui generis) and installation of replacement shop front and extraction canopy to rear (Listed Building within a Conservation Area) – Pending decision at the time of writing this report

2025/90022 - Erection of illuminated sign (Listed Building within a Conservation Area) – Pending decision at the time of writing this report

28 John William Street

2019/92512 - Installation of 3 externally illuminated fascia signs and 1 externally illuminated projecting sign (Listed Building within a Conservation Area) – Consent Granted

Not built in accordance with the approved plans.

17-33a, John William Street

2022/93964 - Listed Building Consent for reinstatement, refurbishment and repair of 6 shops and signage [within a Conservation Area] – Consent Granted

Access Considerations

None required.

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.

Consultation Response

KC Conservation & Design – Informal consultation, initial objection to shopfront designs, however these have been overcome within the final plans. No objection to internal floorplan changes.

Representations

The application was advertised by a site notice and press notice.

Press notice expiry: 05-Mar-2025

Neighbour letters: 07-Mar-2025

As a result of the publicity, there was one objection from the Huddersfield Civic Society:

On behalf of Huddersfield Civic Society. The design of the shopfront replicates the low quality design of others along John William Street, a matter about which HCS has campaigned for many years and we had hoped the Conservation Area Appraisal, Management Plan and Shopfront Guidance consultancy work more recently carried out by Purcells was establishing a better standard for shop fronts along this critical and architecturally important street. Moreover, the Heritage statement needs to be amended as the initial submission makes reference to the wrong address.

Officer Response: There has been a concerted effort by the Officer to illustrate what would be acceptable in terms of a design for the shopfront. Amended plans have been received, which are considered to address all design issues, retaining and repairing features of the listed building and 1960's shopfront.

In addition, a secondary objection was received after the publicity date closed:

- *Objection to the granite riser - The riser is in a rich red and black 'granite' called Imperial Mahogany. It comes from Milbank, South Dakota USA. Originally formed in a magma chamber deep in the earth, it has been changed through later mountain building events, where high temperature and pressures have elongated the crystals and caused streaking of the minerals into bands. It is almost a gneiss – a metamorphosed granite. See Guide to the Building Stones of Huddersfield by Malcom Dean published by Kirklees Council's Kirklees Environment Initiative (no date).*

Officer Response: There has been a concerted effort by the Officer to illustrate what would be acceptable in terms of a design for the shopfront. The granite riser is set to be retained with part of it being repurposed.

Policies & Legislation

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'.

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 25 – Advertisements and shop fronts
- 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 December 2024, 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

Other Material Considerations:

- The Huddersfield Blueprint (Ten Year Vision)
<https://www.kirklees.gov.uk/beta/huddersfield-blueprint/index.aspx>
- Huddersfield Town Centre Conservation Area: Shopfront Design Guidance (October 2024)
- Huddersfield Town Centre Conservation Area Appraisal and Management Plan (October 2024)

Assessment

External and internal works are proposed to a Grade II listed building within the Huddersfield Town Centre Conservation Area. The front façade currently has a fascia set beneath an entablature with stone pilasters and a granite riser. The stone currently seen within the shopfront is not thought to be original. Set above the entablature is a wooden plinth, there is no record within the council's database to suggest signage in this place has been granted permission. Underneath is likely to contain original stone features of the listed building.

Directly opposite is another Grade II listed building with shop fronts. The area is therefore highly sensitive in terms of the historic environment. Shop fronts dominate William Street. The site is highly prominent, in a high footfall area. The street contains many heritage assets including the adjacent Grade II* 'Lion Chambers' and Grade II* The George Hotel, connecting the train station area with the main shopping district of Huddersfield.

There are restoration efforts within Huddersfield Town Centre as illustrated within the *Huddersfield Blueprint*. The site sits between *The Station Gateway* and *New Street* projects. Regeneration and restoration efforts are also near completion for the refurbishment of The George Hotel. There is collaborative rejuvenation work in the area, included, on John William Street, through the Huddersfield Heritage Lead Regeneration Scheme. The street will serve as a main thoroughfare from the train station/hotel right through to the *Cultural Heart*.

Kirklees Planning Authority has introduced the *Huddersfield Town Centre Conservation Area: Shopfront Design Guidance* (October 2024), which aims to promote well-designed shopfronts that respect the historic environment, which the plans have been assessed against.

It is noted that a heritage statement has been received in support of the application. The statement notes the changes will bring a modern appearance to the building. It does not offer any public benefits however there will be benefits from the repairs to the stonework of the listed building and reuse of the vacant site. The proposal will be assessed on this basis.

The proposed refurbishment of the front façade includes the installation of a fascia board within the existing shop front surrounds. The overall design is considered to be acceptable. Lettering is appropriately spaced being set in from the sides and leaving space above and below the lettering. It will be raised by 100mm. The aluminium signs will have a matte finish which is appropriate on a listed building. Features of the 1960's shopfront are being retained, including a granite riser and the surrounds. A metal hanging sign will be installed with a motif of a bull's head with white elevated text. It will appear modern but within the context of the shop front design.

Repair works will take place to the original sandstone above the entablature once the existing wooden plinth is removed.

Shopfronts are designed to generate interest and attract attention. There is an existing level of paraphernalia present within the streetscene. The level of alterations on the shop front is acceptable and not over and above other designs within the street. The design will introduce a modern appearance to the shop front, whilst retaining the existing features of the external grade II listed building and 1960's modernist shop front.

There are ongoing refurbishment works for existing signage on John William Street, as well as wider regeneration plans as part of the Huddersfield

Blueprint. The shopfront design is not considered to be a departure from the wider aspirations and objectives of said plans.

To the rear, an air intake and outlet will be formed within the upper windows on the ground floor. The machinery will support the change of use. They are placed on the rear of the building above eye level. These changes are acceptable.

In terms of internal changes, studs walls will be removed, which will facilitate additional space for the installation of the kitchen area. The walls are not considered to be irreplaceable historic fabric and will facilitate the use of the site, which is acceptable.

Conclusion

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires, that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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 (1) requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Consent is sought for a shopfront, internal floor plan changes and rear extraction unit. The shopfront will introduce a modern design which is not inappropriate within the shopping row. The design has been modified to maintain original and modernist features. Other details are appropriate to the setting and appearance of the listed building. Internal site photos indicate there is little remaining original historic material.

Paragraph 212 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 214 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.”

Less than substantial harm will be caused to the fabric of the building as the layout of the building will be altered. However, the harm is considered to be

minor and there are public benefits to the proposal. Original stonework will be repaired above the entablature, revealing more of the details within the elevation of the table. Internal works will facilitate the reuse of the building. The public benefits are considered to be greater than the minor less than substantial harm caused by the works.

It is hereby concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24, LP35 of the Kirklees Local Plan, policies within Chapters 2, 12, and 16 of the National Planning Policy Framework and Section 16(2) & 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the principle of development is acceptable.

This application has been assessed against relevant policies in the development plan and other material considerations. The proposal will preserve the significance of the designated heritage assets and their setting. It is therefore recommended for approval.

Recommendation: Approve

Decision Authorisation - Delegated Powers

Application Number: - 2025/90170

Officer Recommendation: Approve

Conditions & Reasons:

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.
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, and to accord with Policy LP24 & LP35 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.
3. The sign/board fascia shall be a solid aluminium (powder coated) with individual solid aluminium (powder coated) lettering, attached to the fascia board with metal fixings, not exceeding 100mm. The signs shall match the font and space and appearance on drawing ref: 2024-226-4-RevC.
Reasons: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

4. The illuminated advertisement hereby permitted shall not be operated between the hours of 23:00 and 11:00 on Monday to Sunday including bank holidays. **Reasons:** In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

5. All fixings shall be into mortar joints and not directly into the stonework. The works shall then be carried out in complete accordance with the approved details and in the event that the equipment becomes redundant, it shall be removed and the walls made good.
Reasons: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

6. Notwithstanding the submitted plans, if stone repairs take place the new facing stonework shall match the existing stonework adjacent in respect of dimensions, colour, texture, face bond, and pointing unless otherwise approved in writing by the Local Planning Authority.
Reasons: In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

07.30 and 18.30 hours Mondays to Fridays
 08.00 and 13.00hours Saturdays
 No working Sundays or Public Holidays.

In some cases, different site-specific hours of operation may be appropriate.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location & Site Plan	2024-226-1	-	22 January 2025
Existing & Proposed Front Elevation	2024-226-4	RevC	04 April 2025
Existing & Proposed Rear Elevation	2024-226-5	-	22 January 2025
Existing & Proposed Ground Floor Plan	2024-226-2	-	22 January 2025

Plan Type	Reference	Version	Date Received
Existing & Proposed First Floor Plan	2024-226-3	-	22 January 2025
Conservation & Heritage Statement	-	-	18 February 2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2024 and guidance in the National Planning Policy Framework, the Local Planning Authority has, 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.

Officers had concerns in relation to the initial plans to the front façade and there was outstanding information in terms of materials.

It was illustrated to the applicant what amendments would be acceptable through the provision of details, materials and the placement of advertising signs.

Kirklees Planning Authority have recently published shop front guidance for the Huddersfield Town Centre Conservation Area which was forwarded to the applicant. Please note page 19 which relates to John William Street improvements.

<https://www.kirklees.gov.uk/beta/trees-listing-and-conservation/pdf/huddersfield-town-centre-conservation-area-shopfront-design-guidance.pdf>

The wider area is also currently being reviewed under the Heritage Lead Regeneration Scheme to repair or replace shopfronts on historic buildings. John William Street is within this scheme. Shopfronts of properties 11-35 John William Street have consent to replace signage, sympathetic to the historic environment. This too has been communicated to the applicant.

<https://kirkleestogether.co.uk/2023/06/12/improving-huddersfield-high-streets-kerb-appeal/#:~:text=pride%20among%20residents.-%2cThe%20Heritage%20Lead%20Regeneration%20Scheme%2crestoring%20and%20maintaining%20their%20properties>