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//90199/W
Site Address:	Huddersfield Railway Station, St George's Square, Huddersfield, HD1 1JB
Description:	Variation of condition 2 (plans), 3 (handrail fixings), 5 (light fixings) on previous permission 2024/91206 for Listed Building Consent for alterations to existing station entrance to improve accessibility (within a Conservation Area)
Recommending Officer:	Edward Cheseldine

DECISION – APPROVE VARIATION OF CONDITIONS

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 01-Apr-2025

Officer Report

2025/90199 - Huddersfield Railway Station, St George's Square, Huddersfield, HD1 1JB

Application Proposal

The application is a section 73 application seeking permission for the variation of conditions 2 (plans), 3 (handrail fixings) and 5 (light fixings) on previous permission 2024/91206 for Listed Building Consent for alterations to existing station entrance to improve accessibility (within a Conservation Area).

The following changes to the approved plans are as follows:

- Changes to fixing of handrail from existing fixings to wall with new bracket to match existing and plinth connection
- Changes to wiring methods to replicate existing route
- No.2 additional globe lights

History of Negotiations

Alterations to the initial plans were submitted by the agent to modify handrail fixings and a plan was received for the additional globe lights.

Relevant Planning History

2024/91206 - Listed Building Consent for alterations to existing station entrance to improve accessibility (within a Conservation Area) – Consent granted

Public Representation

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

Site notice expiry: 13 March 2025

Press notice expiry: 14 March 2025

As a result of the publicity, no representations were received.

Consultation Responses

KC Conservation & Design – No objection.

Historic England – Comments received, decision delegated to planning authority to oversee alterations accord with relevant legislation and policy relating to the historic environment.

Policy & Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is located in the Huddersfield Town Centre Conservation Area on the Kirklees Local Plan. The application building is also grade I listed.

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 predates 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.

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 22** – Parking
- **LP 24** – Design
- **LP 30** – Biodiversity
- **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 20th December 2023, and the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 - Conserving and enhancing the historic environment

Legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990

Assessment

Condition 2 is a standard condition attached to planning permissions that specifies the development is built in accordance with the submitted plans. The building is listed and located in a conservation area; therefore, an assessment of current legislation and national policy will be undertaken alongside Local Plan policy related to design. Plans indicate the placement of the globe lights. Elevations indicated the changes to the handrails.

Condition 3 relates to the placement of fixings for handrails being placed within areas of existing fixings.

Condition 5 relates to the placement of wiring, with no external wiring being present.

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.

Visible alterations include new fixing plates and handrail fixings into column bases. Features are designed appropriately and will aide in the public use of the handrails. Fixings to columns are internal and on side elevations. Wiring changes preserve the workmanship of the building and its details. Globe lights replicate the originals and retain symmetry. The changes have been assessed

by KC Conservation and Design who agree they are necessary and are designed appropriately. The changes will therefore preserve the character and appearance of the listed building and wider conservation area.

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 arise from the changes, due to the fixings of the handrails and globe light, although the impact is considered to be minor. The applicant submitted justifications under 2024/91206 for the handrails, and whilst fixings will be altered, the public benefits are substantive and justify these alterations. Lighting luminance reports have been submitted justifying the additions for accessibility reasons.

In conclusion, the alterations accord with the relative legislation and policy in the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF paragraphs 212 & 214.

Conditions attached to previous approved application 2024/91206

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.
The development hereby permitted shall be begun before 20 June 2027.
In accordance with Condition 1 of application

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.
Notwithstanding the approved drawings under application 2024/91206, 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.
Condition amended through this Section 73 application.

3. Notwithstanding the information submitted, the proposed handrail adjacent to the ramp and below the existing wall-mounted handrail, shall be fixed to the existing handrail bracket unless otherwise approved by the Local Planning Authority. Design and fixing details shall be submitted to and approved in writing by the Local Planning Authority prior to installation.
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.
The proposed handrail shall be fixed in accordance with the details shown on HUD-009 RevD & HUD-010 RevD unless otherwise approved 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.
Condition amended through this Section 73 application.

4. The tactile corduroy metal strips on the portico entrance platform shall be in a brass coloured finish unless otherwise approved 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.
Considered appropriate to again attach this condition.

5. Notwithstanding the information submitted, bracket fixings and cable holes of the proposed external lights shall be kept to a minimum and no external cable runs shall be permitted.
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.
Bracket fixings and cable holes of the proposed external lights shall be kept to a minimum. External cables shall be installed in a manner that prevents overlapping with stone features, ensuring that new cables follow the same routes as existing ones where possible.
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.
Condition amended through this Section 73 application.

Conclusion

The application to vary condition 2, 3 & 5 of the previous planning permission approval 2024/91206 has been assessed against relevant policies in the development plan as listed in the policy section of the report, the NPPF and other material considerations including Planning (Listed Buildings and Conservation Areas) Act 1990.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

As set out above, this application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is recommended for approval.

Recommendation **Approve**

Decision Authorisation - Delegated Powers
Application Number: 2025/90199
Officer Recommendation: Approve
Conditions and Reasons

1. The development hereby permitted shall be begun no later than 19 June 2027.
   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.

1. Notwithstanding the approved drawings under application 2024/91206, 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.

2. The proposed handrail shall be fixed in accordance with the details shown on HUD-009 RevD & HUD-010 RevD unless otherwise approved 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.

3. The tactile corduroy metal strips on the portico entrance platform shall be in a brass coloured finish unless otherwise approved 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.

4. Bracket fixings and cable holes of the proposed external lights shall be kept to a minimum. External cables shall be installed in a manner that prevents overlapping with stone features, ensuring that new cables follow the same routes as existing ones where possible.
   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 Table:-

Plan Type	Reference	Version	Date Received
Location & site plan	HUD-001	-	24 January 2025
Proposed globe lights	HUD-006	RevC	28 March 2025
Proposed Handrails to North of Entrance	HUD-009	RevD	21 March 2025
Proposed Handrails to South of Entrance	HUD-009	RevD	21 March 2025
Gen 01 - Condition 5 - Lighting Fixings	-	-	24 January 2025
Gen 02 - Condition 3 - Handrail Fixings	-	-	24 January 2025
Gen 03 - Huddersfield Railway Station 7 lights	24-434-2A	-	24 January 2025
Gen 04 - 5 lights	24-434-3A	-	24 January 2025

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 has, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application.

Alterations to the initial plans were submitted by the agent to modify handrail fixings and a plan was for the additional globe lights.