PLANNING STATEMENT

JOHN WILLIAM STREET

ARCHITECTURE

C49 Architecture Ltd
www.C49Architecture.co.uk
Tel: 01535 281432
Email: Info@C49Architecture.co.uk

1.0 INTRODUCTION

This statement has been prepared on behalf of Mr Khan (the Applicant), as part of a planning application for the conversion of the grade II listed 73 John William Street from offices to provide nine apartments.

Its main purpose is to set out the case in favour of granting planning permission. It should be read alongside the architectural plans and drawings; the Design and Access Statement; the Heritage Statement; the Preliminary Bat Roost Assessment.

Site Location & Description

The site is within the town centre of Huddersfield.
It is bordered by a low density complex of residential apartments; a car park associated; John William Street; and Brook Street. The area is a mixture of retail, offices, leisure and residential typical of a town centre.
The building on the junction of John William Street and Brook Street and is bounded by Pavements on both sides.
The main (pedestrian only) access is via stone steps off John William Street that provide access to a slightly elevated ground floor, with lower ground floor below.

Site photographs are included within the Design and Access Statement and Heritage Statement.

Building Description

The building was grade II listed in 1973 (entry no. 1313875). It is described by its list entry as:

JOHN WILLIAM STREET 1. 5113 (East Side) Nos 70 to 78 (even) (formerly listed as Nos 70, 72, 72A, 74, 74A, 76, 76A and 78) SE 1416 NW 1/49 6.4.73 II GV 2. Mid C19. Ashlar sandstone. Sandstone stacks with modillioned cornices. 3 storeys. Modillioned eaves cornice. Continuous moulded sill bands. Moulded cornice above ground floor. Rusticated quoins. Ground floor has modern shop fronts (except for upper parts of No , which have fancy glazing bars), but some fascias are separated by paired fluted consoles. However, 3 bays at north end, and one at south, have segment-headed openings with continuous moulded impost band, and moulded voussoirs: 2 have sashes, with a recessed panel below them, one has a modern door, and one has double doors with 6 moulded panels and fanlight. 1st and second floors have six ranges of sashes in moulded surrounds (shouldered on 1st floor), those on 1st floor having sills on fluted brackets, cornices and triangular pediments on windows 3, 8, 11 and 15. Chamfered corners with Brooke Street, and with Wood Street. Brook Street elevation has 10 ranges of sashes, those on ground floor the same as their counterparts in John William Street, those on 1st floor with moulded surrounds, those on 2nd floor with plain surrounds.

The Proposal

The proposal is for the conversion of the building to provide fourteen apartments.
External works to the building are limited, minor and described below in section 3.

Planning History

There is no planning history for the site available via Public Access.

2.0 LEGISLATIVE & POLICY CONTEXT

Legislation

Section 38 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. In addition, section 66 of the Planning (Listed Buildings and
Conservation Areas) Act 1990 requires that special regard is paid to the desirability of preserving listed buildings and their settings.

National Planning Policy

The most relevant parts of the National Planning Policy Framework (NPPF) (updated 2025),
include:

- Chapter 2 - Achieving sustainable development, in particular paragraph 11
- Chapter 5 - Delivering a sufficient supply of homes, in particular paragraph 73
- Chapter 8 - Promoting health and safe communities, in particular paragraph 96
- Chapter 9 - Promoting sustainable transport, in particular paragraphs 110 and 115
- Chapter 11 - Making effective use of land, in particular paragraphs 124 and 125
- Chapter 12 - Achieving well-designed places, in particular paragraph 135
- Chapter 14 - Meeting the challenge of climate change, flooding and costal erosion, in particular paragraph 181
- Chapter 15 - Conserving and enhancing the natural environment, in particular paragraph 187
- Chapter 16 - Conserving and enhancing the historic environment, in particular paragraphs 210, 212 and 15.

3.0 ASSESSMENT

The main planning considerations, discussed below, are:

- Acceptability in principle
- Design, layout and amenity
- Historic environment
- Parking and highways
- Ecology
- Air quality and dust
- Crime prevention
- Drainage

Acceptability in Principle

The former office building and its site is disused, having been vacated in 2021 and extensive marketing has not found a user for this building as offices.
The site is unallocated by the RUDP Proposals Map, but it is within the town centre. Within walking distance there are a range of facilities including train station, bus station, employment opportunities, schools, various shops, public houses and places of worship.
The town centre is identified by the Core Strategy as a Principal Town and a focus for new residential development.

The conversion of the building and re-use of previously developed land to provide new homes aligns with a raft of Core Strategy policies

Under the terms of NPPF footnote 8 the development plan is therefore out-of-date and this invokes the presumption in favour of sustainable development. NPPF para 11 d) states:
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance7 provides a strong reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

A conflict with historic environment policy could provide a strong reason for refusal, under the terms of NPPF footnote 7. However, the proposal has been assessed as acceptable in this regard for reasons briefly outlined below and expanded upon in the Heritage Statement which mainly set out the low internal heritage value of this building due to its extensive internal fitout following a fire.

Key NPPF policies to which particular regard must be had include paragraphs 73, 124, and 125 with particularly strong direction provided by the latter:
Planning policies and decisions should:
c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused…;
d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained…

(HPD's emphasis)
In the planning balance (which is tilted in favour of approval) substantial weight must therefore be given to the benefits of providing the new homes proposed.

Design, Layout & Amenity
The external works to the building are limited to extraction vents and window repairs, subject to the detail of new vents, which can be reserved by condition.

Subject to appropriate detail, these works will have a minimal visual impact and are necessary to facilitate the new use proposed.

The apartments proposed are spacious and all exceed National Space Standard, partly

as a result of minimising conflicts with the building's historic fabric and openness of the central space.

Furthermore, they have been carefully laid out to ensure that all habitable rooms benefit from ample natural light and ventilation with most open plan living areas being dual aspect. Whilst external amenity space is inevitably limited the apartments proposed are not aimed at families with young children and there is a wealth of outdoor spaces in the surrounding area, including the Green Head Park.

Historic Environment
The Heritage Statement that accompanies the application finds that there will little or no loss of historic fabric due to its previous extensive refurbishment.

However, this is limited and necessary to facilitate conversion, secure the optimum viable use of the building, and provide for its long-term maintenance. Furthermore, the proposal will yield other heritage benefits, including minor yet significant external improvements and experiential access. Overall, the proposal is assessed as having a neutral/positive impact that will preserve and enhance the significance of the building.

The proposal is therefore consistent with Core Strategy policy, and NPPF chapter 16, with particular support provided by paragraph 210.

Parking & Highways
The proposal includes no vehicle parking but it is not required due to its town centre location, long stay cycle storage for each apartment and short stay cycle parking for visitors.

The development site is located within easy walking distance of railway station and bus services.

Ecology
The application includes a Preliminary Bat Roost Assessment. This finds that the building provides low bat roost suitability

The proposal is exempt from the requirement to provide a 10% Biodiversity Net Gain (BNG), provided less than 25m2 of wildlife habitat is affected by the proposal.

The installation of integrated bat and bird boxes is not considered to be appropriate given the listed status of the building.

Air Quality & Dust
By providing new homes in a highly sustainable urban location and including cycle storage
provision, the proposal will reduce the need to travel via private motor vehicles.

In terms of air quality, the proposal is consistent with Core Strategy policy; and NPPF paragraphs 110 and 187.

Crime Prevention
Bringing the building into residential use will help to deter crime.
There are habitable windows to all elevations of the building, which will facilitate good natural surveillance.
The main doors will be fitted with an entry system and each
apartment with high security locks.
In terms of crime prevention, the proposal is consistent with Core Strategy policy; NPPF paragraph 96; and guidance provided by the Planning for Crime Prevention SPD

Drainage
Foul water and surface water from the roof will continue to be drained to public sewers, as existing.
Further details can be reserved by a planning condition, if considered necessary.
The proposal is consistent with Core Strategy policy; and NPPF paragraph 181.

4.0 SUMMARY & CONCLUSION
In principle the development is strongly supported by national and local planning policies that promote the re-use of buildings and previously developed land in sustainable locations for housing.

External works to the building are limited, given the listed
status and sensitivity of the building.

Internally the building will provide spacious apartments that have been thoughtfully laid out to work with the historic fabric and openness of the building, whilst providing a high standard of accommodation, including adequate privacy
or occupants and neighbours. Whilst there will inevitably be some loss of historic fabric this has been minimised and the proposal will deliver heritage benefits, including securing the optimum viable use of the building.

It is believed the proposal accords with the development plan and NPPF, when read as a whole, having had specific regard to the Core Strategy policies