Consultation Response from KC, Conservation & Design
2025/90549 & 2025/90548 78, John William Street, Huddersfield, HD1 1EH
Listed Building Consent for change of use and alterations to convert offices to 14 apartments (use class C3) (within a Conservation Area)
Date Responded: 12/6/2026 Responding Officer: SC Responding Ref:

This Grade II Listed Building is located in a prominent location within the Conservation Area near the George Hotel.
70-78, JOHN WILLIAM STREET, Non Civil Parish - 1313875 | Historic England

The main external elevations retain much of the original character of the listed building including roof covering, stone walls with ornate modillioned eaves cornice and moulded sill bands, paired fluted consoles and original style of timber sliding sash windows and some original doors. The ground floor facing John William Street has two former shop windows which have lost their original subdivisions and a damaged door. The interior apparently has lost all original features due to fire damage and has been converted and subdivided into office accommodation.

The proposal to convert to 14 residential apartments states there will be minimal external alterations and the timber windows would be retained which is welcomed. The applicant should be encouraged to consider reinstating the original design features to the 2 large shop windows if possible (using archive images for evidence).

The Heritage Statement Section 6 States that a central Ventilation System is to be used.
"The system is to be located in the central plant rooms and will extract through the roof at this point. There appears to be existing penetrations through the roof at this point so this shall remain as discreet as possible through a tile vent or similar".

There would be some ventilation flues and soil vent pipes on the roof which would be visible at a distance, however, the siting on the roof is less prominent and visually more acceptable than altering the stone elevations. These should be finished in black.

The Heritage Statement includes,
"Drainage
All the drainage will remain internal using the existing SVP locations within the toilet areas so no further SVPs will be required. This results in no further penetrations through the roof or any external SVP".

"There are to be no external amendments to the listed building with the works undertaken being more of an internal fitout scheme."

Recommended Condition
Details of any new external vents, flues, louvres, burglar alarms, lighting, meter boxes, internet boxes, cables or other external alterations shall be submitted and agreed in writing prior to installation

The later submission of the interior video showed that the proposed alterations and subdivisions would be acceptable as there are no significant internal plaster decorations or other features that would be compromised. It appears that a previous fire led to loss of much of the original internal decorative features. Due to the fire damage and loss of internal features, the subdivision of the interior would cause less than substantial harm, outweighed by the public benefit of achieving optimal viable use in this case.

The lower ground floor proposes an alteration for the staircase to move from one side to the other. The other main staircases within the rest of the building would remain. I consider that only the lower ground floor staircase alteration (would not be classed as a principal internal element) would not be classed as a substantial part of the interior, as it is only a small part of the interior, so I consider would not require notification in this case.

Any interesting architectural features such as window architraves should be retained where possible. The Heritage Statement Section 4 states that window surrounds will be retained.

The applicant should confirm if any secondary glazing is proposed and try to design it to fit the pattern of the existing timber windows where possible.

The technical reports on sound insulation and ventilation might indicate some alterations may be required for windows. It would be preferred to retain the original 4 pane sliding sash windows where possible. If secondary glazing is needed, it is unlikely to need Listed Building Consent if the subdivisions match the existing windows where possible. If trickle vents are required, it would be preferred if they could be concealed trickle vents where possible.

If double glazing is required, then slimlite double glazing would be encouraged to try to replicate the existing window profiles and could incorporate concealed trickle vents where possible. If alterations are required to the windows, then a condition should be imposed to submit and approve the details.

Stone cleaning is unlikely to be necessary and could cause damage.

New external lighting and security measures should be confirmed if needed.

In conclusion, it appears to be a suitable use and will bring back a viable economic use to these important Listed Buildings. Overall, I consider the heritage impacts involve less than substantial harm which is outweighed by the public benefit of re-use of an empty listed building, creation of new apartments and improving the vibrancy within the town centre conservation area. Based on the information submitted the proposals would be likely to in accordance with Policy LP24 and LP35 of the Local Plan.