

Planning Consultation Request
Town and Country Planning Act 1990
APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Conservation & Design
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Application No.	2025/90578
Proposed Development:	Change of use and internal alterations of first, second and third floors to form 5 apartments (Listed Building within a Conservation Area)
Location:	Prudential House, 69, New Street, Huddersfield, HD1 2BQ
OS Map Reference	SE 414441.5748 416469.8781
Applicant/Agent:	Northern Design Partnership
Class:	Minor Developments
Site Area (sq. m):	180.0

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **09-Apr-2025**.

If you would like to contact the Case Officer: Danielle Cooper for any reason then please do so on: Tel. .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90578>

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **09-Apr-2025** then the application may be decided without the benefit of your views.

Dated: 19-Mar-2025

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Conservation & Design**

2025/90578 Prudential House, 69, New Street, Huddersfield, HD1 2BQ

**Change of use and internal alterations of first, second and third floors to form 5 apartments
(Listed Building within a Conservation Area)**

Date Responded: 6/5/25

Responding Officer: S Campbell

Responding Ref:2025/90578

69-71 New Street is listed grade II. The building was constructed in the late 19th century to the Gothic Revival designs of nationally renowned architect Alfred Waterhouse. Waterhouse is perhaps best known for designing Manchester Town Hall and the Natural History Museum in London, but he was also prolific in designing banks and offices for insurance companies, most notably the Prudential Assurance Company. He is particularly well known for his use of moulded terracotta on the exterior of his buildings.

Aside from a large portion of the ground floor level, the elevations of 69-71 New Street retain wholly original features and materials. The design intentions of the original build are still clearly expressed and the building makes a positive contribution to the character and appearance of this part of the Conservation Area. In addition, the survival of the original letter signage in both the south and west elevations points to the building's intended use and enhances its historic interest.

Internally, the building has been substantially altered to form modern self-contained offices and the existing layout and stud walling makes no contribution to the significance of the heritage asset. The listed building retains some internal features of architectural interest that contribute to its character, most notable is the staircase with iron balustrade and stone steps. Also, of interest is the decorative joinery and plasterwork including deep cornices, picture rail, deep skirting and window surrounds including areas of panelling below, this is best-preserved on the second floor. Two original fireplaces remain to the third floor.

No works appear to be proposed to the staircases and the agent states that plans for the third floor indicate the fireplaces will be retained.

Where deep cornices, picture rail, deep skirting and window surrounds including areas of panelling below remain, this should be retained wherever possible.

Policy LP35 of the Local Plan requires that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.

Paragraph 192 of the NPPF requires that we should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Conclusion and recommendations

Subject to confirmation that the staircases and fireplaces will be retained, and that decorative joinery and plasterwork will be retained where possible, Conservation and Design support the proposed development, particularly with regard to Policy LP35 of the Local Plan and paragraph 192 of the NPPF. The change of use would secure a viable new use for the listed building.

As discussed on site, the agent has agreed to add extra annotation to the plans to indicate the following;

1. The 2 fireplaces on the top floor will be retained and reinstated.
2. The mosaic entrance flooring and wooden parquet flooring within flats will be retained (under new floor coverings where necessary).
3. Ceiling decoration including cornices and picture rails will be retained, any new suspended ceilings will be set below the cornices to avoid any damage.
4. Original internal panelled doors will be retained where possible inside flats.
5. Original windows and external doors will be retained (but secondary glazing is acceptable).
6. Window surrounds and panelling below windows shall be retained.
7. Original deep skirting boards shall be retained.

8. The staircase and balustrading shall be retained. Any amendments that may be required to satisfy Building Regulations shall be submitted in writing with detailed drawings showing the handrail and any extra restraint requirements.

The proposed plans should be amended and annotated to indicate that the features set out above will be preserved and retained.