

**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:	2025/65/90579/W
Site Address:	Prudential House, 69, New Street, Huddersfield, HD1 2BQ
Description:	Listed building consent for change of use and internal alterations of first, second and third floors to form 5 apartments (within a Conservation Area)
Recommending Officer:	Danielle Cooper

DECISION – 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.

John Holmes

AUTHORISED OFFICER

Date: 14-May-2025

Officer Report

2025/90579 - Prudential House, 69, New Street, Huddersfield, HD1 2BQ

Site Description

Prudential House, 69 New Street is a grade II listed building located along New Street which is situated within Huddersfield Town Centre and is identified as a primary shopping frontage. The building is 4 storey tall and is constructed from red brick, featuring significant historical features to the upper floors.

The ground floor of the building is commercial and the upper floors are currently vacant, however the last known use is a commercial use.

The site is located within Huddersfield Town Centre Conservation Area.

Description Proposal

The application is for Listed building consent for change of use and internal alterations of first, second and third floors to form 5 apartments (within a Conservation Area)

As this is a listed building application, only the internal and external alterations will be considered. The change of use of the property to residential will be assessed under the accompanied planning application (ref: 2025/90578)

External alterations:

The window located on the rear wall of the building is to be blocked up. This work is required so that the new drain pipe can be routed through this window into the courtyard and connected to the existing pipes.

The proposed internal alterations are as follows:

- New partition walls.
- Blocking up existing walls
- New openings to be created within existing walls
- New drainpipe to be routed within the hallway

History of negotiations / amendments received

Revised plans were sought to ensure they included annotation that historic features within the building will be retained where possible.

Relevant Planning History

87/05355 - Listed Building Consent for installation of new shop front, erection of signs and internal alterations (within Conservation Area) – Approved

2008/91038 – Listed building consent for removing existing partitions and provide new partitions to form new offices electrical re-wire and replacement of small amount of doors (within a conservation area – Approved

2023/92777 - Listed Building Consent for alterations and signage (within a Conservation Area) – Approved

2020/91269 & 2020/91268 - Change of use and internal alterations of first, second and third floors to form 6 flats (Listed Building and Full application) – Withdrawn

2025/90578 - Change of use and internal alterations of first, second and third floors to form 5 apartments (Listed Building within a Conservation Area) – accompanied full application

Consultation Response

K.C. Conservation and Design: No objection subject to extra annotation being provided on a revised plan.

Officer comment: Revised plans submitted to address conservations comments.

K.C. Environmental Health (comments will be assessed under accompany full application ref: 2025/90578): No objection subject to conditions.

Representations

This application was advertised by notice and the press. Final publicity date expired: 27.04.2025.

No representations were received.

Policies

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 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 and beautiful places

Chapter 16 - Conserving and enhancing the historic environment

Assessment

The proposal is for internal and external alterations:

External alterations:

The window located on the rear wall of the building is to be blocked up. This work is required so that the new drain pipe can be routed through this window into the courtyard and connected to the existing pipes.

The proposed internal alterations are as follows:

- New partition walls.
- Blocking up existing walls
- New openings to be created within existing walls
- New drainpipe to be routed within the hallway

Paragraph 205 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 207 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.”

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.

Aside from a large portion of the ground floor level, the original features and materials of the listed building have been retained. The design intentions of the original build are still clearly expressed and the building makes a positive contribution to the character and appearance of Huddersfield Town Centre 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. These features will not be impacted by the proposal.

The only external alteration to the building relates to blocking up a rear window so that a new drain pipe can be routed through this window into the courtyard and connected to the existing pipes. The LPA consider this minor alteration acceptable and will not cause any detriment to the character and appearance of the listed building.

The proposed internal alterations are as follows:

- New partition walls.
- Blocking up existing walls
- New openings to be created within existing walls
- New drainpipe to be routed within the hallway
- Suspended ceiling work

The proposed alterations to the internal layout to create 5 apartments are considered acceptable and the Conservation and Design officer support the scheme. The proposed internal works are largely reversible and as such the harm to the listed fabric of the building is considered neutral.

The agent has confirmed on plan the historic fireplaces on the 3rd floor, the mosaic flooring at the entrance, staircase and balustrades, original doors, skirting board, cornicing, window surrounds and panelling will be retained to ensure the character and appearance of the building is protected. The Conservation officer has confirmed they are satisfied with this level of detail being annotated on plan.

It is therefore concluded that the proposed internal works will have a neutral impact on the significance of the listed building, and the proposed works will secure a viable new use of the upper floors, according with policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Recommendation Grant Consent

Decision Authorisation - Delegated Powers

Application Number: - 2025/90182

Officer Recommendation: Grant Consent

Conditions:

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.

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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan			04/03/2025
Proposed plans	03	A	06/05/2025
Design, Access and Heritage Statement			11/03/2025

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 Authority have, 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.

Report Dated:

13/05/2025