

Application Ref: 2025/65/91645/W - Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT

Fri 11/07/2025

FAO: Jillian Rann

**Address: Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT**

**Application Ref: 2025/65/91645/W**

**Proposal:** Listed Building Consent for redevelopment of site for mixed-use E(g) (i, ii and iii) and B8 including: demolition of buildings and re-cladding of southern elevation of retained adjoining building; retention, conversion and renovation of existing mill/office/workshop/engine house building including alterations; erection of two new buildings; formation of two vehicular access points, service yard and parking areas; and other associated works.

**Statutory Remit:** Historic Buildings & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

**Comments:** Thank you for notifying HB&P of the above application for listed building consent. HB&P object to the complete demolition of building B, the grade II listed Spinning Block at Turnbridge Mills.

The recent listing of the mill building, despite no longer operating in that use, provides a clear indication of its ongoing historic interest as both a standalone building and for its group value with the other listed and curtilage listed buildings that made up the wider mill site. The complete loss of a heritage asset represents substantial harm. Demolition of a listed building should only be permitted as a last resort and in exceptional circumstances, and HB&P do not believe that the test in the NPPF (2024) at Para 214 has been satisfactorily addressed.

The structural assessment for Building B shows that the defects are not catastrophic and that it is capable of repair and therefore there is no justification on structural grounds at this stage for demolition. The 'do nothing' approach does increase the risk of escalating those defects in the building and the applicant is reminded that any deliberate neglect will make it more difficult to justify any future development of the site.

The application largely hinges on the viability of the reuse of building B and the need for a modern manufacturing space. Regarding the proposed factory building – the proposal involves the demolition of modern buildings E and F and there is extensive brownfield land across this wider site, mainly laid out for surface car parking. The site could readily accommodate the proposed building, and it would appear that the factory building could be moved to the west, without the need for the land on which the listed building B is located on. A transport and access plan could mitigate any lost parking provision. HB&P recommend the applicant consider more options for the more efficient and effective use of the wider site.

Regarding the viability of building B, the viability study has focused on 'do nothing' or the needs of the current applicant. As a listed building, any viability assessment needs to take a holistic view of its potential, and this hasn't been done. If this is a partnership with the university, building B has potential as teaching, learning and research space or even as student or regular housing, given its close proximity to the university and town centre. All options must be explored before condemning the building.

**Other Policy:** Chapter 16 of the NPPF (2024), particularly paragraph 212, states: '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'.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority 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.

**Recommendation:** Withdrawal until appropriate justification and exploration of the options has been carried out. Otherwise, the application should be refused on heritage grounds.

Regards

Ross Anthony

Case Work

