

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:	2025/65/91645/W
Site Address:	Turnbridge Mills, Quay Street, Huddersfield, HD1 6QT
Description:	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
Recommending Officer:	Nick Hirst

DECISION – Section 106 Listed Building Consent – Approve

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below, and in the committee report and update dated 04/12/2025, in respect of the above matter.

Victor Grayson

AUTHORISED OFFICER

Date: 12/03/2026

Decision Authorisation: Committee Decision

Committee: Strategic Planning Committee

Date of Committee: 04/12/2025

Application Number: 2025/91645

Officer Recommendation

DELEGATE approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to complete the list of conditions including those contained within this report and to secure a S106 agreement to cover the following matters:

- Package of obligations to provide security for the delivery of the identified public benefits, to include:
 - a) The lease agreement to be signed between the owner and the intended occupant (the two applicants in this case);
 - b) Confirmation of the agreement for grant funding from West Yorkshire Combined Authority (WYCA);
 - c) Confirmation of the arrangement and agreement of any other external funding which would be necessary to allow the development to take place (e.g. from a bank);
 - d) Other specified works had been carried out and completed on site, including structural stabilisation works to Building D.

In the circumstances where the S106 agreement has not been completed within 3 months of the date of the Committee's resolution then the Head of Planning and Development shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Head of Planning and Development is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers.

Note: Amendment made to recommended draft condition 3 as per the committee update report published 03/12/2025.

Committee Decision: Support officer recommendation.

Post Committee Update

Following the committee's resolution to approve, officers have engaged with the applicant to expand the approved draft conditions list and Section 106 agreement.

The conditions and plans table have been agreed with the applicant via an email dated 07/03/2026.

A draft version of the Section 106 agreement was published online 26/02/2026. No comments in response were received. The final engrossed version has nominal changes compared to the published version, with the changes considered to not warrant re-publishing prior to determination. The final agreement was completed and dated 11/03/2026.

By virtue of an objection from Historic Buildings & Places, one of the National Amenity Societies, in accordance with the *Arrangements for Handling Heritage Applications – Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*, the council (as Local Planning Authority) were required to notify the Secretary of State of their intention to support the proposal (following the committee's resolution)¹.

The Secretary of State confirmed, via letter dated 04/03/2026, that the application was not to be called in and that it should be '*determined by the local planning authority*'.

Conditions and Reasons

1. The works hereby approved shall be begun within three years of the date of this consent.

Reason: Pursuant to the requirements of 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 works hereby approved 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: For the avoidance of doubt as to what is being approved and to ensure the works are carried out to an appropriate quality standard of design, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

3. All references in this decision notice to 'Demolition' and/or 'Demolition Work(s)' shall not include the works which are identified and defined in the document 'Internal Soft Strip Specification – Section 3, January 2026, Revision A'.

Reason: For clarity and the avoidance of doubt as to the definition of the term 'Demolition' for the purposes of this permission.

¹ This Listed Building Consent application has an associated planning application (ref. 2025/91122) which, for the avoidance of doubt, was not subject to call in from the Secretary of State.

4. Prior to any demolition commencing, building recordings of buildings B, C, D1, E and G, as identified on Location Plan drawing number: 1908 65 Rev H, shall be undertaken in accordance with the details contained within the document titled 'Turnbridge Mills, Quay Street, Huddersfield: Written scheme of investigation for recording buildings B, C, D1, E and G'. Reporting of the works undertaken shall thereafter be undertaken in accordance with section 3 of the aforementioned document.

Reason: To secure and safeguard provision for the inspection and recording of items, fabric and matters of architectural and historic interest and importance associated with the buildings that would be lost as a result of the proposed development, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

5. No Demolition Works shall commence on Building B, Building C, Building D1, Building E or Building G until all building recording for that respective Building has been carried out and completed in accordance with the building recording scheme approved under Condition 4 of this permission, and until the following have been submitted to and approved in writing by the Local Planning Authority:

- The results of the building recording which has been carried out; and
- Confirmation that the results of the building recording have been deposited with the West Yorkshire Historic Environment Record.

For the avoidance of doubt, references within this condition to Building B, Building C, Building D1, Building E and Building G refer to Building B, Building C, Building D1, Building E and Building G as identified on Location Plan drawing number: 1908 65 Rev H. For the avoidance of doubt, for the purposes of this condition, 'Demolition Works' shall not include those works which are defined in the 'Schedule of non-demolition works' approved pursuant to Condition 3 of this permission.

Reason: To secure and safeguard provision for the inspection and recording of items, fabric and matters of architectural and historic interest and importance associated with the buildings that would be lost as a result of the proposed development, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

6. No Demolition Works shall commence on Building B or Building C until detailed Method Statements for the demolition of Building B and Building C have been submitted to and approved in writing by the Local Planning Authority. All Demolition Works shall be carried out in complete accordance with the Method Statements thereby approved. For the avoidance of doubt, references within this condition to Building B and Building C refer to Building B and Building C as identified on Location Plan drawing number: 1908 65 Rev H. For the avoidance of doubt, for the purposes of this condition, 'Demolition Works' shall not include those works which are defined in the 'Schedule of non-demolition works' approved pursuant to Condition 3 of this permission.

Reason: To ensure that demolition works are carried out appropriately and to protect the character and fabric of retained buildings, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

7. No Demolition Works shall commence on Building B or Building C until a Method Statement for works likely to affect the grade II listed chimney within the site ('Chimney at SE 14942 16846') during the demolition and construction phase of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The Method Statement (demolition and construction phase) shall include, but not necessarily be limited to, the following:

- A detailed structural report on the chimney, including analysis of how the removal/demolition of surrounding buildings may affect its stability and details of any mitigation or remediation measures necessary to ensure the future stability of the chimney;
- Plans showing the precise location of surrounding buildings and structures in relation to the chimney, including details of any buildings or structures which are attached to the chimney and the structural relationship between those buildings and/or structures and the chimney; and
- Details of measures to protect the chimney for the duration of all demolition and construction works in association with the development hereby permitted.

The development, including all demolition and construction works, shall thereafter be carried out in accordance with the details thereby approved. No Demolition Works shall commence on Building B or Building C until all protection and/or mitigation measures required in association with the demolition and construction phases of the development have been installed in accordance with the details thereby approved. All such protection and/or mitigation measures shall thereafter be retained in accordance with the details thereby approved for the full duration of the demolition and construction phase of the development. For the avoidance of doubt, references within this condition to Building B and Building C refer to Building B and Building C as identified on Location Plan drawing number: 1908 65 Rev H. For the avoidance of doubt, for the purposes of this condition, 'Demolition Works' shall not include those works which are defined in the 'Schedule of non-demolition works' approved pursuant to Condition 3 of this permission.

Reason: To ensure the protection of the grade II listed chimney during the development, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

8. No works above ground level shall commence until details of any new walls and/or other structures which are to be constructed adjacent to the grade II listed chimney within the site ('Chimney at SE 14942 16846'), and a method statement including details of how such walls and/or structures would be constructed to prevent damage to the listed chimney, have been submitted to and approved in writing by the Local Planning Authority. The development, including the construction of any such walls and/or structures, shall be carried out in complete accordance with the details thereby approved.

Reason: To ensure the protection of the grade II listed chimney during the development and following its completion, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

9. No part of the development shall be first occupied or brought into use until details of measures to protect the grade II listed chimney within the site ('Chimney at SE 14942 16846') following the completion and occupation of the development have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include, but not necessarily be limited to, details of measures to protect the chimney from vehicles entering, leaving and using the adjacent service yard proposed as part of the development (as shown on Proposed Site Plan drawing 1908 205 Rev F). The development shall thereafter be carried out in accordance with the details thereby approved. No part of the development shall be first occupied or brought into use until all protection measures have been fully installed in accordance with the details thereby approved. Those protection measures shall thereafter be retained in accordance with the details thereby approved.

Reason: To ensure the protection of the grade II listed chimney following the completion of the development, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

10. No part of the development shall be first occupied or brought into use until details of a scheme for the provision of interpretation boards within and around the site, explaining the history of the site including with reference to Building B and the other buildings which are proposed for demolition, have been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details of the size, design, location and content of the interpretation boards and details of the arrangements for their maintenance. No part of the development shall be first occupied until the interpretation boards have been installed in complete accordance with the detailed thereby approved, and the interpretation boards shall thereafter be retained and maintained in accordance with the details thereby approved. For the avoidance of doubt, reference within this condition to Building B refers to Building B as identified on Location Plan drawing number: 1908 65 Rev H.

Reason: To contribute to the record and understanding of the history and heritage of the site and the buildings proposed for demolition and their wider historic context, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Informative Notes

1. The developer is advised that separate approval(s) may also be required for the proposed works under other regulations, including the Building Regulations. The approval of details as part of this permission does not imply compliance with other relevant regulations.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Location Plan	1908 65	Rev. H	03/12/2025
Existing Site / Block Layout	1908 30	Rev. A	19/06/2025
Proposed Site / Block Layout	1908 46	Rev. D	19/06/2025

Plan Type	Reference	Version	Date Received
Existing Floor Plans	1908 50		19/06/2025
Existing Floor Plans	1908 51		19/06/2025
Existing Floor Plans	1908 52		19/06/2025
Existing Floor Plans	1908 53		19/06/2025
Existing Floor Plans	1908 200		19/06/2025
Proposed Floor Plans	1908 201	Rev. E	11/08/2025
Proposed Floor Plans	1908 202	Rev. C	11/08/2025
Proposed Floor Plans	1908 203	Rev. B	11/08/2025
Proposed Floor Plans	1908 204	Rev. B	11/08/2025
Proposed Site / Block Layout	1908 205	Rev. F	11/08/2025
Proposed Elevations	1908 206	Rev. E	11/08/2025
Proposed Elevations	1908 207	Rev. B	11/08/2025
Plan General	1908 208		19/06/2025
Proposed Floor Plans	1908 209	Rev. A	11/08/2025
Existing Elevations	1908 210		19/06/2025
Existing Elevations	1908 211		19/06/2025
Existing Elevations	1908 212		19/06/2025
Block plan	1908 220		07/08/2025
Block Plan	3310 02		02/10/2025
Block Plan	3310 06	Rev A	02/10/2025
Existing Site Sections	3310 18		02/10/2025
Proposed Site Sections	3310 19		02/10/2025
Grouped Plans and Elevations	3310 45	Rev. A	19/11/2025
Design and Access Statement			26/06/2025
Conservation/Heritage Assessment	Heritage Statement (June 2025)		09/07/2025
Conservation/Heritage Assessment	Turnbridge Mills, Quay Street, Huddersfield: Written scheme of investigation for recording buildings B, C, D1, E and G		02/03/2026
Conservation/Heritage Assessment	Written Scheme of Investigation for an archaeological photographic record of Building D (engine house)		02/03/2026
Conservation/Heritage Assessment	Internal Soft Strip Specification - Section 3, January 2026, Revision A		29/01/2026
Conservation/Heritage Assessment	Planning and Listed Building Consent		19/06/2025

Plan Type	Reference	Version	Date Received
	Statement Rev A – June 2025 1		
Supporting Information	Viability Assessment (and appendices) dated 02/04/2025		13/05/2025
Supporting Information	Design Statement / 2025-06-16	Rev. B	18/06/2025
Supporting Information	Structural Appraisal of Buildings B, C, D & G,		02/05/2025
Supporting Information	Conditions Appraisal		19/06/2025
Supporting Information	Ibstock Walling Stone Digital Flyer		19/11/2025
Supporting Information	Kingspan Quadcore Product Data Sheet		23/04/2025
Supporting Information	RCE6909 / Building D stabilisation		02/10/2025
Supporting Information	Ibstock Walling Stone Digital Flyer		19/11/2025
Supporting Information	Structural Engineer Letter		29/08/2025

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 Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

Officers worked proactively with the applicant to address concerns raised throughout the course of the application. This included, but was not limited to, seeking further justification for the proposal's harm to the historic environment. As a result of this engagement, officers were able to support the proposal and recommend approval to the Strategic Planning Committee held on 04/12/2025, where members resolved to support the application.

By virtue of an objection from Historic Buildings & Places, one of the National Amenity Societies, in accordance with the *Arrangements for Handling Heritage Applications – Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*, the council as Local Planning Authority were required to notify the Secretary of State of their intention to support the proposal (following the committee's decision).

The Secretary of State confirmed, via letter dated 04/03/2026, that the application was not to be called in and that it should be '*determined by the local planning authority*'.

