



**Planning (Listed Buildings and Conservation Areas) Act 1990**

**LISTED BUILDING CONSENT**

**NOTE: This approval should be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act 1990**

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

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**To:** Nicholas Willock,  
Robert Halstead Chartered Surveyor  
Office G of H  
Bridge Mills  
Huddersfield Road  
Holmfirth  
HD9 3TW

**For:** JOHN L BRIERLEY & PAXMAN COOLERS LTD

**The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-**

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

**At:** TURNBRIDGE MILLS, QUAY STREET, HUDDERSFIELD, HD1 6QT

**In accordance with the plan(s) and applications submitted to the Council on 23-Jun-2025 subject to the condition(s) specified hereunder:-**

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.

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:

| <b>Plan Type</b>                 | <b>Reference</b>   | <b>Version</b> | <b>Date Received</b> |
|----------------------------------|--|----------------|----------------------|
| 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           |
| 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           |

| <b>Plan Type</b>                 | <b>Reference</b>   | <b>Version</b> | <b>Date Received</b> |
|----------------------------------|--|----------------|----------------------|
| 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 Statement Rev A – June 2025 1                                     |                | 19/06/2025           |
| 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*'.

## **Development within a Coal Mining Area**

### **DEVELOPMENT HIGH RISK AREA - INFORMATIVE NOTE**

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

[Building on or within the influencing distance of mine entries - GOV.UK](#)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:

<http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

[What is a permit and how to get one? - GOV.UK \(www.gov.uk\)](#)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

### **Digital Infrastructure: Fibre To The Property (FTTP)**

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

**Note:** The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

**Note:** Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

**Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.**

**It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-225397 for further advice on this matter.**

**Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area**

**If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.**

**An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.**

Dated: 13-Mar-2026

Signed:



David Shepherd  
Executive Director for Place

### **Application Plans**

The decision notice indicates which plan/s relate to the decision.

Plans can be viewed on the Planning and Building Control web site:

<http://www.kirklees.gov.uk/business/planning/planning.asp>

If a paper copy of the decided plan is required please email:

[planning.contactcentre@kirklees.gov.uk](mailto:planning.contactcentre@kirklees.gov.uk)

or telephone (01484) 221631 with the application number.

There may be a charge for this service.

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Address to which all communications should be sent:

Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL

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