

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:	2025/65/92341/W
Site Address:	Ramsden Building, University of Huddersfield, Queensgate, Huddersfield, HD1 3DH
Description:	Listed Building Consent for revised fire escape arrangement (within a Conservation Area)
Recommending Officer:	Joshua Merriman

DECISION – Grant Listed Building Consent

**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.**

Kirsty Nicholls

AUTHORISED OFFICER

Date: 14-Oct-2025

Case Officer Report – 2025/92341

Site

The application site refers to Ramsden Building, University of Huddersfield, Queensgate, Huddersfield, HD1 3DH, a detached educational Grade II Listed Building faced in detailed stonework, with white timber windows and timber doors. The application property lies on an A road, opposite the partially Listed Queensgate Market site, and surrounded by other University of Huddersfield buildings. The property has the following listed description:

“1881-4. Architect E Hughes. Hammer dressed stone. Ashlar dressings. Hipped slate roof. three storeys. Bracketed eaves cornice. Openwork parapet. Strings. Continuous sill bands. Nine ranges of casements in moulded surrounds with transoms, the first, the fifth and ninth also with mullions. The third and the seventh ranges are full height bays, oblong at ground floor, canted above, and surmounted by moulded foliage cornices and hipped roofs with tall iron finials: above the ground floor are sculpted lions holding shields: the second floor windows have two transoms and the upper lights are filled with cusped reticulated tracery.

At second floor level four octagonal tourelles are corbelled out on moulded squinches and end above eaves level in gabled tops with short octagonal spires. Between centre two is a gable with traceried panelling, and pointed arched window with hoodmould, two transoms and cusped reticulated tracery. Planked doors in shouldered arch, fanlight with four trefoiled lancets in moulded frame, with colonettes and hoodmould. This is set in a porch which breaks forward slightly, has diagonal buttresses, colonettes, bracketed eaves cornice and openwork balustrade with finials on the end piers. Roof has four triangular lucarnes, two tall ornamental iron finials, and some simple cresting. Octagonal lantern with open pointed arcade, gables to each side, tiled flèche, and tall ornamental iron finial.

Panel above north canted bay inscribed "This memorial stone was laid by the Master of the Worshipful Company of Clothworkers of the City of London, (Rev Alfred Child, MA) assisted by members of the Court, on Wednesday October 17th, 1881".

Proposal

The application seeks Listed Building Consent for a revised fire escape arrangement (within a Conservation Area).

The application site is allocated in the Huddersfield Town Centre Conservation Area within the Kirklees Local Plan (adopted 2019). The site is also located within an area at high risk of ground movement due to previous coal mining activity and is a designated Grade II Listed Building.

Relevant Planning History

The most relevant planning history related to the following applications:

2003/92251 - Erection of lift shaft (Listed Building) – Conditional Full Permission.

2003/92252 - Listed Building Consent for erection of lift shaft – Consent Granted.

2003/94676 - Erection of extension to west building to accommodate media and the student union and alterations to adjoining car park. formation of temporary car park on site of great hall (partly within a Conservation Area) – Conditional Full Permission.

2008/91158 - Listed Building Consent for refurbishment of existing building – Consent Granted.

2023/91391 - Listed Building Consent for removal and reinstatement of Ramsden Building Pinnacle (within a Conservation Area) – Consent Granted.

2024/90370 - Discharge condition 3 (lantern) on previous permission 2023/91391 for Listed Building Consent for removal and reinstatement of Ramsden Building Pinnacle (within a Conservation Area) – Discharge of Conditions Approved.

2024/92705 - Listed Building Consent for internal and external refurbishment to building including partial demolition – Consent Granted.

2025/90169 - Discharge of details reserved by condition 3 (WSI) on previous permission 2024/92705 for Listed Building Consent for internal and external refurbishment to building including partial demolition – Discharge of Conditions Approved.

2025/90186 - Removal of condition 4 (proposed mezzanine) on previous permission 2024/92705 for Listed Building Consent for internal and external refurbishment to building including partial demolition – Removal or Modification of Conditions.

Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Public/Members Response

The application has been publicised as affecting the setting of a Listed Building and Conservation Area, on the Councils website, by site notice, and by press advertisement.

The publicity period for this application expired on 26/09/2025.
No response received.

Kirklees Local Plan Policy

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway and Access
- LP22 Parking
- LP24 Design
- LP30 Biodiversity and Geodiversity
- LP35 Historic Environment
- LP57 The extension, alteration or replacement of existing buildings

National Policies and Guidance

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'.

National planning policy and guidance are set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF)

published 19th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter2	Achieving sustainable development
Chapter12	Achieving well-designed places
Chapter13	Protecting Green Belt land
Chapter14	Meeting the challenge of climate change, flooding and coastal change
Chapter16	Conserving and enhancing the historic environment

Assessment

The Ramsden Building is an example of a building constructed between 1881-1884 and designed by architect E Hughes. The three-storey property is faced in hammer-dressed stone, and ashlar dressings, with a hipped slate roof, and the presence of bracketed eaves cornice, openwork parapet, continuous sill bands and mullions. Above the ground floor are sculpted lions holding shields.

The property contains a mixture of mullioned rectangular windows, and arched windows with hoodmoulds, while using planked doors in shouldered arches.

Although the application site is located in the Huddersfield Town Centre Conservation Area, it is considered that the proposal would not significant impact the character of the area and KC Conservation & Design have stated they have no objections to the proposal.

It is therefore concluded that the proposed development to the Ramsden Building is acceptable.

Conclusion

Paragraph 207 of the NPPF states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

Paragraph 208 of the NPPF goes on to state that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Paragraph 212 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.”

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that 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.

The proposal will not give rise to any harm to the heritage asset and it is therefore recommended that Listed Building Consent be granted.

Recommendation – Grant Consent

Decision Authorisation - Delegated Powers

Application Number: 2025/92341

Officer Recommendation: Grant Consent

1. The development shall be begun not later than the expiration of three years beginning with the date on which 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.

1. 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: For the avoidance of doubt as to what is being permitted and 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.

2. The external door used in the fire escape hereby approved shall in all respects match the vertically boarded timber used on existing doors in the building and match the colour of the buildings existing doors.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

3. The door used for the fire escape hereby approved shall in all respects be recessed at least 150mm front the front face of the building.

Reason: In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

Plans and Specifications Schedule:

Plan Type	Reference	Version	Date Received
Location Plan	(90)001 P01 - RAMSDEN BUILDING RED LINE PLAN	-	20/08/2025
Proposed Site Plan	UHRAM-GSS-XX-00-DR-A-90003-P04	-	20/08/2025
Existing Building Elevations	UHRAM-GSS-XX-ZZ-DR-A-00200-C2	-	20/08/2025
Proposed Ground Floor Plan	UHRAM-GSS-XX-00-DR-A-00101-C7	-	20/08/2025
Proposed Basement Floor Plan	UHRAM-GSS-XX-B1-DR-A-00100-C5	-	20/08/2025
Proposed East Building Elevation	UHRAM-GSS-XX-ZZ-DR-A-00203-P01	-	20/08/2025
Proposed Fire Escape Door Section and Elevation	UHRAM-GSS-XX-ZZ-DR-A-24110-P04	-	20/08/2025
Application Forms	-	-	20/08/2025
Supporting Statement	-	-	22/08/2025
Conservation/Heritage Assessment	-	-	20/08/2025

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. Following assessment of the submitted details the proposals are considered acceptable.

Report Dated: 02/10/2025