



Historic England

Mr John Holmes
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Direct Dial: 01904 601957

Our ref: L01597926

30 September 2025

Dear Mr Holmes

**Arrangements for Handling Heritage Applications Direction 2021
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**HUDDERSFIELD OPEN MARKET, BROOK STREET, HUDDERSFIELD, HD1 1DY
Application Nos 2025/92444 & 2025/92443**

Thank you for your letters of 10 September 2025 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

Significance

Huddersfield Open Market was first constructed in 1887-89 by R.S. Drydale and is a cast iron structure consisting of six giant columns with elaborate, foliate capitals, iron trusses with decoration pierced into them. The large cast iron frame holds six aisles of slate roofs with north lights to provide natural light for the market goes below.

Notwithstanding its fine cast iron construction, the market is animated by the freestanding stalls and the intangible aspects of market going really bring this building to life.

Overall, the significance of the listed building lies with the special appearance of the cast iron structure and its decorative design, and the communal values it possesses with it remaining to be used as a market.

Impact



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Market

Interior

The alterations to the interior of the Open Market will likely have the highest impact in terms of visual change. Presently the Open Market retains a very open character with some fixed units around the edge of the building.

The additions of the self-contained units will cause some harm to this significance through eroding some of the open space and contributing to some visual impermeability which modern additions presently have also contributed to.

The proposals for the freestanding stalls and the fixed stalls will largely preserve this open character. The continued use of freestanding, collapsable market stalls continues the building's primary function thus therefore largely preserving the functional element of the building's significance.

Exterior

The repainting based on a historic paint analysis will to some extent enhance the significance of the listed building as even through carrying out the analysis we have been able to learn more about the history of the building and its subsequent changes through time.

Whilst it could be argued that removing later paint schemes which have come about by reflecting social changes in Huddersfield's urban centre is losing some element of the significance of the building, the reversion to a historic colour scheme could also be considered an overall enhancement.

The opening up of the perimeter fixed units is considered to be an overall enhancement to the significance of the listed building by means of increasing the visual permeability into the market and therefore increasing that sense of openness even whilst viewing the building from outside.

Annex

The conversion of the existing extension would have some impact on the layout of this part of the building however would not necessarily impact the significance of the main market hall.

Public Realm and Container Pavilion

The proposed public realm works would have a positive impact on the significance of both the Open Market, via its setting, and of the Huddersfield Conservation Area by improving the appearance of the road and pavement surfaces surrounding the listed building.

The container pavilion would be more impactful to the designated heritage assets given its bright colouring and use of perforated metal. The colour is proposed to be congruous with the revised paint scheme of the main hall itself and so this goes to reduce the impact of this aspect of the scheme. The creation of this building could cause a very small amount of harm to the significance of the conservation area and listed building via its setting.

Policy

Paragraph 212 of the NPPF states that, irrespective of the level of harm caused to the significance of a designated heritage asset, great weight should be awarded to its conservation.

As per paragraph 213 of the NPPF where any amount of harm would be caused to the significance of a designated heritage asset this requires clear and convincing justification for the harm caused.

Paragraph 215 states that where a proposal would cause less than substantial harm this harm should be weighed against the perceived public benefits of the scheme and were possible securing its optimum viable use.

Position

Overall, Historic England are supportive of the proposed development at Huddersfield Open Market.

There would be a small amount of harm to the significance of the listed building caused by the construction of the hot food counters with mezzanines which breaks up some of that sense of volume and openness. However, it is considered that these new units are well detailed and would provide a new offering for the market going forwards with a view that the market can achieve its goal of becoming a more flexible space whilst keeping its role as a market at its core.

The predominant use of freestanding stalls is welcomed as it is the stalls and the intangible aspect of market going which animates the space and therefore is key to its special character.



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The proposed changes to the paint are based on a robust evidence base and we would consider that this raises no concerns and with the large scope for general repairs it is hoped that the proposal will breathe a new life into the building to ensure its continued future use.

The proposed container pavilion, whilst being contemporary in appearance, is intended to ensure that the market, and the surrounding area, can be a flexible space for events in addition to the core market days. The principle of what the pavilion is helping achieve is welcomed. The concurrent public realm improvements and additional parking will improve the setting of the listed building and the character and appearance of the conservation area directly.

Overall, Historic England is supportive of the principle of the development. We would urge the local authority to be content with the finer details and weigh any identified harm against the public benefits which are perceived to arise from this scheme. However, on the whole it appears to be a positive scheme which looks to preserve and enhance the most significant elements of the open market whilst looking to ensure public benefits in the future.

Recommendation

Historic England supports the applications on heritage grounds.

We consider that the applications meet the requirements of the NPPF, in particular paragraph numbers 212, 213, 215.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

And,

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the applications. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decisions in due course.

Yours sincerely



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Historic England

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