



Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

PLANNING PERMISSION FOR DEVELOPMENT SUBJECT TO REGULATION 3

Application Number: 2025/48/92443/W

To: Nick Mitchell,
Greig & Stephenson Architects
Studio 201
22 Highbury Grove
Screenworks
London N5 2ER

For: Sarah Collins, Kirklees Council, Place

Description and location of development:

EXTERNAL WORKS TO MARKET BUILDING AND WIDER SITE INCLUDING ALTERATION AND DEMOLITION OF MODERN ADDITIONS TO THE MARKET BUILDING, NEW GLAZED SCREENS, NEW WC AND WELFARE FACILITIES, PROVISION OF SERVICES AND LIGHTING INCLUDING ASSOCIATED WORKS, REMODELLING TO THE STONE ANNEXE, ALTERATIONS TO CATERING FACILITIES, AND SELF-CONTAINED COMMERCIAL UNITS, WORKS TO FLOOR SURFACES OF MARKET BUILDING. USE OF MARKET BUILDING FOR A MIX OF USES (SUI GENERIS) INCLUDING RETAIL, HOT FOOD TAKEAWAY, DRINKING ESTABLISHMENT, RESTAURANT / CAFÉ USES, MARKET OFFICE, PUBLIC WELFARE FACILITIES, STORAGE FACILITIES AS WELL AS PROVISION OF AREAS THAT PROVIDE A MIX OF FIXED AND FLEXIBLE INDOOR AND OUTDOOR MARKET STALLS. CREATION OF AREAS FOR OPEN MARKET, SITING OF ASSOCIATED STRUCTURES, INSTALLATION OF NEW FIXED MARKET STALLS DEMOLITION OF EXTERNAL BIN STORE AND CREATION OF WASTE COMPOUND AREA, STORAGE COMPOUNDS, VEHICULAR PARKING, REMODELLING AND SURFACING OF AREAS OF HARDSTANDING, STREET FURNITURE, CAR PARK LAYOUT, INSTALLATION OF PARCEL LOCKERS, LANDSCAPING AND ASSOCIATED WORKS (LISTED BUILDING WITHIN A CONSERVATION AREA)

At: HUDDERSFIELD OPEN MARKET, BROOK STREET, HUDDERSFIELD, HD1 1DY

Date of submission: 29-Aug-2025

In pursuance of its powers under the above-mentioned Act and Regulations KIRKLEES COUNCIL (hereinafter called “The Council”) hereby grants planning permission for the above development subject to the following condition(s):-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. 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 accord with Policies LP1, LP2, LP13, LP14, LP17, LP20, LP21, LP22, LP24, LP28, LP30, LP47, LP51, LP52 and LP53 of the Kirklees Local Plan, the Council's adopted Highways Design Guide and the policies within Chapters 2, 4, 7, 11, 12, 14, 15 and 16 of the National Planning Policy Framework

3. Excluding the mezzanine level, the self contained unit annotated ‘Unit 01’ upon submitted drawing 0410revP01 shall be used for a retail use falling within use class E(a) of Part A of Schedule 2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) only.

Reason: For the avoidance of doubt as to what is being approved and to ensure the vitality of the Secondary Shopping Frontage to accord with policies LP13, LP14 and LP17 of the Kirklees Local Plan and policies contained within Chapter 7 of the National Planning Policy Framework.

4. The development hereby approved shall not take place outside the hours of 08:00 to 23:00 hours.

Reason: To safeguard the amenities of the occupiers of nearby properties to accord with Policies LP24 and LP52 of the Kirklees Local Plan and policies within chapter 15 of the National Planning Policy Framework.

5. There shall be no deliveries, loading and/or unloading associated with the development hereby approved outside the hours of 08:00 to 18:00 hours.

Reason: To safeguard the amenities of the occupiers of nearby properties to accord with Policies LP24 and LP52 of the Kirklees Local Plan and policies within chapter 15 of the National Planning Policy Framework.

6. No external artificial lighting shall be erected within the site, unless and until details of size, location, orientation, lighting level and any associated fixing apparatus have first been submitted to and agreed in writing by the Local Planning Authority. The submitted scheme shall demonstrate conformance with established guidance document Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night. The submitted scheme shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. No external artificial

lighting shall be erected within the site other than that which has been approved by this condition which shall be retained thereafter.

Reason: In the interests of visual amenity, preserving the setting of a listed building, residential amenity and biodiversity and in accordance with Policies LP24, LP30 & LP35 of the Kirklees Local Plan and policies within Chapters 12, 15 and 16 of the National Planning Policy Framework.

7. The development hereby approved shall not commence until a scheme has been submitted to, and approved in writing by, the Local Planning Authority which sets out all measures to minimise the risk of crime and meet the specific security needs of the application site and the development. The submitted scheme shall include details of the following measures:

- a) Fencing to prohibit casual access during the construction phase of the development
- b) Lighting during the construction phase of the development
- c) Measures to be undertaken to minimise risk of crime during the construction phase of the development
- d) Bicycle Stand design and certification rating
- e) Provision of a video surveillance and/or Closed Circuit (CCTV) system
- f) Provision of intruder alarms which meet the requirements of BS EN 50131 (Intrusion and hold-up systems) and EN 50136 (Alarm transmission systems and equipment).
- g) Hostile Vehicle Mitigation
- h) Access control measures
- i) Door and glazing standards and certification rating

The approved scheme shall be implemented during the construction phase in relation to measures a, b and c and retained for the duration of the construction phase of the development. Measures d, e, f, g, h and i shall be installed and completed before the development is first occupied and retained thereafter.

Reason: to ensure that prior to the commencement of development safety and security measures have been agreed in pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998 and to accord with policy LP24 of the Kirklees Local Plan and the policies contained within Chapter 12 of the National Planning Policy Framework.

8. Groundworks shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To identify and remove unacceptable risks to human health and the environment and in accordance with Policy LP53 of the Kirklees Local Plan and policies within Chapter 15 of the National Planning Policy Framework. This is a pre commencement condition as intrusive site investigation works may be necessary before work can commence on the construction of the development hereby approved.

9. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 8. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered [in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report] is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease

immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and policies within Chapter 15 of the National Planning Policy Framework.

10. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where validation has been submitted and approved in stages for different areas of the whole site, a Final Validation Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and policies within Chapter 15 of the National Planning Policy Framework

11. The development shall not be brought into use until a scheme for the provision of electric vehicle charging point infrastructure within the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the electric vehicle charging point infrastructure has been installed in accordance with the approved scheme which shall be retained thereafter for the lifetime of the development.

Reason: To encourage ultra-low emission vehicles in the interests of air quality and accord with the guidance contained in Chapter 15 of the National Planning Policy Framework, the West Yorkshire Low Emissions Strategy and Policies LP24 and policy LP51 of the Kirklees Local Plan.

12. Prior to their use, details of all colour finishes and external materials used in the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme shall provide materials of construction and colour finish in relation to all of the following:

- i) walls,
- ii) roofs
- iii) doors,
- iv) surfacing
- v) ventilation panels and grilles
- vi) Planters
- vii) Storage lockers

The development shall not be brought into use until the approved scheme has been completed. No materials and colour finishes other than those approved in accordance

with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of visual amenity and preservation of the setting of the Grade II listed Building and Huddersfield Conservation Area to accord with Policies LP2, LP24 & LP35 of the Kirklees Local Plan and policies within chapters 12 and 16 of the National Planning Policy Framework.

13. Prior to their use, details of the finalised design, materials and colour finish of all means of enclosure and screening including all bollards, gates, fences and walls of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be brought into use until the approved scheme has been completed. The design, materials and colour finish of all bollards, gates, fences and walls of the development hereby approved shall be undertaken in accordance with those approved by this condition and shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity and preservation of the setting of the Grade II listed Building and Huddersfield Conservation Area to accord with Policies LP2, LP24 & LP35 of the Kirklees Local Plan and policies within chapters 12 and 16 of the National Planning Policy Framework.

14. The development shall be undertaken in accordance with the waste management arrangements detailed within the submitted document titled 'Waste Management Strategy Proposal' (ref: HMM-GSAXX-XX-T-A-1017) received 12th December 2025 which shall be in operation thereafter.

Reason: To ensure acceptable waste management arrangements of the site are in operation for the lifetime of the development to accord with policy LP21 of the Kirklees Local Plan and the adopted Highways Design Guide.

15. Development shall not commence until a Construction Noise Environmental Management Plan (CNEMP) has been submitted to, and agreed in writing by, the Local Planning Authority. The CNEMP shall describe in detail the actions that will be taken to minimise adverse impacts on occupiers of nearby properties by effectively controlling the following:

- i) Noise & vibration arising from all construction related activities
- ii) suitable restrictions on the hours of working on the site including times of deliveries.
- iii) Dust arising from all construction related activities, which includes measures to monitor and record the emissions of dust during construction

A communications plan detailing the responsible person, their contact details and how this will be communicated to residents and the Local Authority shall be included as part of the CNEMP. The construction phase of the development hereby approved shall be undertaken in accordance with the Construction Noise Environmental Management Plan approved by this condition.

Reason: To protect the amenities of occupiers of nearby premises to accord with policies LP24 and LP52 of the Kirklees Local Plan and policies contained within Chapters 12 and 15 of the National Planning Policy Framework. This is a pre commencement condition to ensure suitable measures are in place to control noise arising during the construction phase of the development.

16. Where entertainment and/or any other type of events take place, following the second event, a noise assessment report by a suitably competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall include:

- i) An assessment of all noise emissions from the proposed development.
- ii) Details of existing background and predicted future noise levels at the boundary of the nearest noise sensitive premises.
- iii) A written scheme of how the occupants of the above-mentioned noise sensitive premises will be protected from noise from the proposed development including details of all necessary noise attenuation.

Entertainment and/or any other type of events will not be permitted until any mitigation required by part (iii) of this condition have been completed. The noise attenuation measures required by part (iii) of this condition shall thereafter be retained.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with policies LP24 and LP52 of the Kirklees Local Plan and policies contained within Chapters 12 and 15 of the National Planning Policy Framework

17. Where entertainment events take place more than 30 times per year, not more than once in a single week and ends by 2300hrs, entertainment noise (e.g. noise from amplified and nonamplified music, singing and speech) at the premises shall be controlled such that:

- i) the external LAeq, (1min) (of the music etc. noise) at the façade of the nearest residential premises does not exceed the external LA90 (of the background with no music etc. noise) by more than 5 dB at the façade of the nearest residential premises, and
- ii) the external L10 (5min) (of the music etc. noise) at the façade of the nearest residential premises does not exceed the external L90 (of the background with no music etc. noise) by more than 5 dB in each 1/3rd octave band between 40Hz and 160Hz at the façade of the nearest residential premises.

Where entertainment events take place up to 30 times per year, suitable alternative external noise limits will be permitted based on the criteria set out the 'Code of Practice on Environmental Noise Control at Concerts' (Noise Council, 1995).

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with policies LP24 and LP52 of the Kirklees Local Plan and policies contained within Chapters 12 and 15 of the National Planning Policy Framework

18. The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. "Rating level" and "background sound level" are as defined in BS 4142:2014+A1:2019.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with

policies LP24 and LP52 of the Kirklees Local Plan and policies contained within Chapters 12 and 15 of the National Planning Policy Framework

19. Notwithstanding the details shown on the submitted plans, the development shall not be brought into use until a scheme detailing arrangements and specification for vehicular access to the waste storage/collection area, consisting of a swept path analysis for an 11.85m refuse vehicle, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a suitable access and layout is provided to accord with policy LP21 of the Kirklees Local Plan and the Council's adopted Highways Design Guide.

20. The development shall not be brought into use until an Access Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Access Management Plan shall include details of:

- i) Access Liaison member of staff and contact details.
- ii) Details of vehicles allowed restricted and unrestricted access to the site and how this will be achieved, with details of the physical barriers and bollards to be used, types of TRO orders in place to enforce the closures, times of both closure and open access and details of how 24hour emergency services access will be achieved and maintained.
- iii) Details of who holds responsibilities for opening and closing the barriers and bollards, including a name and contact details.
- iv) Details of who will have the maintenance and repair responsibility for the barriers and bollards including a name and contact details.
- v) Details of how access will be maintained for existing premises and businesses located within the cordoned area, including for both deliveries and servicing.
- vi) Details of servicing access and access to the waste storage area for collection vehicles.
- vii) Mechanism for review of the Access Management Plan.

The development shall thereafter be operated in accordance with the approved Access Management Plan for the lifetime of the development.

Reason: To ensure suitable access management arrangements are in place to accord with policies LP21 and LP22 of the Kirklees Local Plan and the Council's adopted highways Design Guide.

21. Development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP must include, as a minimum, details of the following:

- i) Parking provision for site operatives and visitor vehicles;
- ii) The location(s) for the loading and unloading of plant, equipment and materials;
- iii) Proposed access routes for construction traffic and how such traffic will be managed;
- iv) Wheel washing facilities and any other measures to prevent the transfer of mud and debris being brought on to the public highway
- v) numbers and sizes of vehicles expected to access the site

- vi) details of use of a banksman and traffic management including signage (types and location) for directing construction traffic where required,
- vii) the location of welfare facilities within the site during construction works

All demolition, engineering and construction works must be undertaken in accordance with the approved CEMP(s) which must be fully implemented and adhered to throughout the construction phase(s) of the development.

Reason: To ensure suitable access management arrangements are in place to accord with policies LP21 and LP22 of the Kirklees Local Plan and the Council's adopted highways Design Guide.

NOTE: Any changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

NOTE: The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NOTE: No construction related noise should be audible beyond the site boundary outside the hours of 07.30 to 18.30 hours Mondays to Fridays & 08.00 to 13.00 hours Saturdays With no construction related noise audible beyond the site boundary on Sundays or Bank/Public Holidays.

NOTE: Further information regarding dust control, guidance can be found in the Institute of Air Quality Management (IAQM) document "Guidance on the assessment of dust from demolition and construction" Version 2.2 2024.

NOTE: Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must

serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and specifications schedules:-

Plans / document	Reference	Received
Location Plan	HMH-GSA-ZZ- XX-D-A-0100	29 th August 2025
Proposed External finishes and General Arrangement	1036SWA 00 XX DRD101-P05	29 th August 2025
Proposed Paving and Kerbing Details	1036SWA 00 XX DRD102-P01	29 th August 2025
Swept Path Analysis sheet 1 of 6	0932SWA 00 XX DRD110	29 th August 2025
Swept Path Analysis sheet 2 of 6	0932SWA 00 XX DRD111	29 th August 2025
Swept Path Analysis sheet 3 of 6	0932SWA 00 XX DRD112	29 th August 2025
Swept Path Analysis sheet 4 of 6	0932SWA 00 XX DRD113	29 th August 2025
Swept Path Analysis sheet 5 of 6	0932SWA 00 XX DRD114	29 th August 2025
Swept Path Analysis sheet 6 of 6	0932SWA 00 XX DRD115	29 th August 2025
Proposed Surface Water Drainage Strategy	1036SWA00 XX DRD500	29 th August 2025
Proposed Foul Water Drainage Strategy	1036SWA00 XX DRD501	29 th August 2025
Drainage Standard Details sheet 1 of 3	1036-SWA-00-XX-DR-D-0505-P01	29 th August 2025
Drainage Standard Details sheet 2 of 3	1036-SWA-00-XX-DR-D-0506-P01	29 th August 2025
Drainage Standard Details sheet 3 of 3	1036-SWA-00-XX-DR-D-0507-P01	29 th August 2025
External Façade Interface Typical Shopfront System	HMH-GSA-MH-XX-D-A-7101-P01	29 th August 2025
Annexe Windcatcher Details	HMH-GSA-MA-ZZ-DR-A-7112	29 th August 2025
Stage Backdrop Design Intent Sheet 2	HMH-GSA-MA-XX-D-A-7110-P01	29 th August 2025
Stage Backdrop Design Intent	HMH-GSA-MA-XX-D-A-7109-P01	29 th August 2025
Annexe 02 Male WC Arrangement - Elevations	HMH-GSA-MA-XX-D-A-0580-P01	29 th August 2025
Market Hall and Annexe Lighting Proposal Plan	HMH-GSA-ZZ-XX-D-A-0490-P01	29 th August 2025

External Façade Detailed Proposals and Repairs Bays BY01-BY03	HMH-GSA-MH-XX-D-A-0550-P01	29 th August 2025
External Façade Interface Typical Curtain Wall System Sheet 2	HMH-GSA-MH-XX-D-A-7103-P01	29 th August 2025
External Façade Interface Typical Curtain Wall System	HMH-GSA-MH-XX-D-A-7102-P01	29 th August 2025
Glazed Screen Annexe Interface Details Sheet 2	HMH-GSA-MA-XX-D-A-7106-P01	29 th August 2025
Glazed Screen Annexe Interface Details	HMH-GSA-MA-XX-D-A-7105-P01	29 th August 2025
General Arrangement Market Hall and Annexe Roof Level as Proposed	HMH-GSA-ZZ-RF-D-A-0412-P01	29 th August 2025
General Arrangement Market Hall and Annexe Level 01 as Proposed	HMH-GSA-ZZ-01-D-A-0411-P01	29 th August 2025
Internal Arrangement Details - Annexe Ramped Access Sheet 01	HMH-GSA-MA-XX-D-A-7100-P01	29 th August 2025
Fire Strategy Site Plan as Proposed	HMH-GSA-ZZ-XX-D-A-0810-P01	29 th August 2025
General Arrangement Market Hall and Annexe Level 00 as Proposed	HMH-GSA-ZZ-00-D-A-0410-P01	29 th August 2025
Fire Strategy Market Hall and Annexe Level 01	HMH-GSA-ZZ-01-D-A-0812-P01	29 th August 2025
Fire Strategy Market Hall and Annexe Level 00	HMH-GSA-ZZ-00-D-A-0811-P01	29 th August 2025
General Arrangement - Market Hall Sections as Proposed	HMH-GSA-ZZ-XX-D-A-0610-P01	29 th August 2025
External Façade Detailed Proposals and Repairs Bays BY04-BY06	HMH-GSA-MH-XX-D-A-0551-P01	29 th August 2025
Internal Arrangement Details - Fixed Pitch 04 Sheet 02	HMH-GSA-MH-XX-D-A-0661-P01	29 th August 2025
Public Realm – Sheet 2	HMH-GSA-PR-00-D-A-0471-P01	29 th August 2025
Public Realm – Sheet 1	HMH-GSA-PR-00-D-A-0470-P01	29 th August 2025
Internal Arrangement Details - Fixed Pitch 04 Sheet 01	HMH-GSA-MH-XX-D-A-0660-P01	29 th August 2025
Internal Arrangement Details - Fixed Pitch 05 Sheet 02	HMH-GSA-MH-XX-D-A-0659-P01	29 th August 2025
Internal Arrangement Details - Fixed Pitch 05 Sheet 01	HMH-GSA-MH-XX-D-A-0658-P01	29 th August 2025

Internal Arrangement Details Byram Street Self Contained Unit 01 Sections & Elevations	HMH-GSA-MH-XX-D-A-0651-P01	29 th August 2025
Existing with Demolitions & Alterations - Market & Annexe Internal Sections	HMH-GSA-ZZ-XX-D-A-0310-P01	29 th August 2025
Street Scenes as Existing Sheet 02	HMH-GSA-ZZ-XX-D-A-0300-P01	29 th August 2025
Open market stall mezzanine and roof steelwork general arrangement	1036-SWA-00-01-DR-S-1103-P04	29 th August 2025
Open market stall mezzanine and plant level floor general arrangement	1036-SWA-00-01-DR-S-1105-P03	29 th August 2025
Open Market Foundations General Arrangement	1036-SWA-00-B1-DR-S-1101-P02	29 th August 2025
Open Market Ground Floor Steelwork General Arrangement	1036-SWA-00-GF-DR-S-1102-P03	29 th August 2025
Open Market Ground floor RC Slab General Arrangement	1036-SWA-00-GF-DR-S-1104-P03	29 th August 2025
Open Market Isometric Views	1036-SWA-00-XX-DR-S-1500-P02	29 th August 2025
Annexe Building Structural Sections Sheet 1	1036-SWA-00-XX-DR-S-2110-P02	29 th August 2025
Open Market Structural Sections Sheet 1	1036-SWA-00-ZZ-DR-S-1110-P03	29 th August 2025
Open Market Structural Sections Sheet 2	1036-SWA-00-ZZ-DR-S-1111-P02	29 th August 2025
Annexe Building Foundations and Ground Floor Slab General Arrangement	1036-SWA-00-ZZ-DR-S-2101-P03	29 th August 2025
Annexe Building Plant Level and Loft Floors General Arrangement	1036-SWA-00-ZZ-DR-S-2102-P03	29 th August 2025
Site plan as existing	HMH-GSA-ZZ-XX-D-A-0101-P01	29 th August 2025
Existing with Demolitions & Alterations Plan Market & Annexe Roof Level	HMH-GSA-ZZ-RF-D-A-0111-P01	29 th August 2025
Existing with Demolitions & Alterations Plan Market & Annexe Level 00	HMH-GSA-ZZ-XX-D-A-0110-P01	29 th August 2025
Street Scenes as Existing Sheet 01	HMH-GSA-ZZ-XX-D-A-0200-P01	29 th August 2025

Street Scenes as Existing Sheet 03	HMH-GSA-ZZ-XX-D-A-0201-P01	29 th August 2025
Public Realm Proposed Site Elevations Sheet 1	HMH-GSA-ZZ-XX-D-A-0500-P01	29 th August 2025
General Arrangement Market Hall and Annexe Elevations as Proposed - Sheet 1	HMH-GSA-ZZ-XX-D-A-0510-P01	29 th August 2025
General Arrangement Market Hall and Annexe Elevations as Proposed - Sheet 2	HMH-GSA-ZZ-XX-D-A-0511-P01	29 th August 2025
External Façade Detailed Proposals and Repairs Bays BR01-BR03	HMH-GSA-MH-XX-D-A-0552-P01	29 th August 2025
External Façade Detailed Proposals and Repairs Bays BR04-BR06	HMH-GSA-MH-XX-D-A-0553-P01	29 th August 2025
External Façade Detailed Proposals and Repairs Bays LS01-LS03	HMH-GSA-MH-XX-D-A-0554-P01	29 th August 2025
Existing with Demolitions & Alterations - Market & Annexe Elevations - Sheet 1	HMH-GSA-ZZ-XX-D-A-021-P01	29 th August 2025
Existing with Demolitions & Alterations - Market & Annexe Elevations - Sheet 2	HMH-GSA-ZZ-XX-D-A-0211-P01	29 th August 2025
Internal Arrangement Details - Annexe 02 (ER2) and 03 (ER3) Sheet 02	HMH-GSA-MA-RF-D-A-0452-P01	29 th August 2025
Internal Arrangement Details - Annexe 01 (ER1) Sheet 01	HMH-GSA-MA-XX-D-A-0450-P01	29 th August 2025
Internal Arrangement Details - Annexe 02 (ER2) and 03 (ER3) Sheet 01	HMH-GSA-MA-ZZ-D-A-0451-P01	29 th August 2025
External Façade Detailed Proposals and Repairs Bays LS04-LS06	HMH-GSA-MH-XX-D-A-0555-P01	29 th August 2025
External Façade Detailed Proposals and Repairs Bays AB01-AB03	HMH-GSA-MH-XX-D-A-0556-P01	29 th August 2025
Architectural Lighting Concept - Sheet 01	HMH-GSA-ZZ-XX-D-A-0590-P01	29 th August 2025
Architectural Lighting Concept - Sheet 02	HMH-GSA-ZZ-XX-D-A-0591-P01	29 th August 2025
Internal Arrangement Details - Annexe 01 (ER1) Sheet 02	HMH-GSA-MA-XX-D-A-0654-P01	29 th August 2025
Internal Arrangement Details - Annexe 01 (ER1) Sheet 03	HMH-GSA-MA-XX-D-A-0655-P01	29 th August 2025

Internal Arrangement Details - Annexe 02 (ER2) and 03 (ER3) Sheet 03	HMH-GSA-MA-XX-D-A-0656-P01	29 th August 2025
Internal Arrangement Details - Annexe 02 (ER2) and 03 (ER3) Sheet 03	HMH-GSA-MA-XX-D-A-0657-P01	29 th August 2025
Internal Arrangement Details Byram St. Self Contained Unit 01 Plans & Sections	HMH-GSA-MH-XX-D-A-0650-P01	29 th August 2025
Internal Arrangement Details Byram Street Self Contained Unit 02 Plans & Sections	HMH-GSA-MH-XX-D-A-0652-P01	29 th August 2025
Internal Arrangement Details Byram Street Self Contained Unit 02 Sections & Elevations	HMH-GSA-MH-XX-D-A-0653-P01	29 th August 2025
Typical ASHP Rejection Unit Enclosure Design Intent	HMH-GSA-MH-XX-D-A-7107-P01	29 th August 2025
Typical ASHP Rejection Unit Enclosure Design Intent Sheet 2	HMH-GSA-MH-XX-D-A-7108-P01	29 th August 2025
Market Hall & Self Contained Units Floor Edge Details	HMH-GSA-MH-ZZ-D-A-7111-P01	29 th August 2025
External Façade Detailed Proposals and Repairs Bays AB04-AB06	HMH-GSA-MH-XX-D-A-0557-P01	29 th August 2025
External Façade Interface Typical Opening Infill System	HMH-GSA-MH-XX-D-A-7104-P01	29 th August 2025
Public Realm Proposed Plan with surface finishes	HMH-GSA-PR-00-D-A-040-P02	17 th November 2025
General Arrangement - Storage Compound Plan, Elevations and Sections as Pro	HMH-GSA-WC-XX-D-A-0415-P02	17 th November 2025
Public Realm Proposed Site elevations Sheet 1	HMH-GSA-ZZ-XX-D-A-0500-P02	17 th November 2025
Public Realm Proposed Plan with surface finishes	HMH-GSA-PR-00-D-A-0402-P02	17 th November 2025
Drainage Strategy	1036-SWA-XX-XX-T-C-004P01	20 th November 2025.
Document titled 'Waste Management Strategy Proposal'	HMH-GSA-XX-XX-T-A-1017	12 th December 2025
Noise Assessment	12671.1001 revC	18 th November 2025
Details of Hostile Vehicle Mitigation Measures (swing barrier and static bollards)	-	27 th November 2025.

Parcel Locker Details	-	27 th November 2025.
Planning Update Report	-	25 th March 2026
Heritage Assessment	9214	8 th September 2025
Building Condition Survey	201153	4 th September 2025
Biodiversity Gain Plan Exemption Form dated 15 th August 2025	-	4 th September 2025
Preliminary Ecological Appraisal	60613541	1 st September 2025
Bat Emergence Survey Report	22853/Awe	3 rd September 2025
Transport Assessment	618-25-1	1 st September 2025
Fire Strategy Report dated 17 th June 2025	-	1 st September 2025
Land Quality and Coal Mining Risk Assessment	J3644/16/EDS	8 th September 2025
Phase 1 Assessment of Land Quality	3644/16/E	8 th September 2025
Ground Investigation Report	CCG-C-24-15006	3 rd September 2025
Design and Access Statement	HMH-GSA-XX-XX-T-A- 1008revP01	3 rd September 2025
Planning Statement	HMH-GSA-XX-XX-T- 1010	1 st September 2025
Assessment of designated and non-designated heritage assets	-	3 rd September 2025
Paint & mortar analysis	2021/22 rev.1	1 st September 2025
Energy Statement	25-01-0194 - Huddersfield Market - Energy Statement - Stage 3	1 st September 2025
Restoration and Repair Document	HMH-GSA-XX-XX-T-A- 1009	1 st September 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. Discussions were undertaken regarding alternative options and feasibility of the development.

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 Tel No: (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. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "submitted to and approved in writing by the Local Planning Authority".
- You can apply online for approval of these details at [the Planning Portals website](#). Alternatively the forms and supporting guidance for submitting an application can be found online at [Kirklees Council Planning Website](#).
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals.

Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.

- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

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

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- 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 [the Planning Inspectorates website](#). Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#)
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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 so that we can work on continually improving our customer service. Thank you.

Dated: 29-Apr-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:

[Kirklees Council Planning Website](#)

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

planning.contactcentre@kirklees.gov.uk

or telephone (01484) 414746 with the application number.

There may be a charge for this service.

Address to which all communications should be sent:

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