

**Consultation Response from KC,
Conservation & Design**

2025/92443 & 2025/92444 Huddersfield Open Market, Brook Street, Huddersfield, HD1 1DY

Listed Building Consent for 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 and Market Yard 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 and market yard, siting of associated structures, installation of new fixed market stalls demolition of external bin store and creation of waste compound area, creation of new pavilion, storage compounds, vehicular parking, remodelling and surfacing of areas of hardstanding, street furniture, car park layout, landscaping and associated works (within a Conservation Area)

Date Responded:12/12/25

Responding Officer: SC

Responding Ref:

This is a Grade II* Listed Building dated 1887-9 by architect RS Drydale, Borough Surveyor with ironwork by Whessoe Foundry Company of Darlington constructed of cast iron, with cast iron columns with elaborate foliate capitals, decorative patterned pierced girders, glass canopies and heraldic ornament.

[Wholesale Market For Fruit and Vegetables, Non Civil Parish - 1313799 | Historic England](#)

A comprehensive set of documents has been submitted including a detailed Heritage Assessment.

This states that, "Historic England recognises that London examples of significant markets are 'rivalled only by those in the northern industrial towns,' including Huddersfield, Leeds, and Halifax, and notes that 'markets remain places of particular community resonance'."

The existing structure of the market building has retained many original details. There have been alterations to stall arrangements within the building over time to adapt to changes in management of the market and the need for this flexibility is acknowledged. The design of a canopy on pillars, like other markets of the time allows for flexibility to cater for the needs of various traders. Essential repairs and updating of toilet facilities, services, automated glazed openings are needed and flexibility of stalls/spaces and event space is acknowledged as key to ongoing vibrancy and improving visitor numbers. Stall designs include some fixed stalls and some allow for conversion into seating to complement the food offer.

The core cast iron structure and other significant elements will be repaired, other items of lower or negative significance will be enhanced in this scheme.

I note that the container structure has now been omitted, and there were some concerns about the design, form and colour within the Conservation Area and in the setting of the Listed Building. My comments now relate to repairs to the listed market building and public realm space within Huddersfield Conservation Area.

External Elevations

The removal of solid external shutters will enhance the visual appearance of the listed building and it is hoped that potential for vandalism could be reduced by use of strong glass, CCTV, illumination, surveillance and other security management systems.

The new metal framed glazed screen system with entrance doors suit the entrance hierarchy of the building with wide doors for loading on market days has been designed to suit the existing design as far as practicable and is considered to be acceptable.

Paint colour scheme

It is acknowledged that very comprehensive paint colour analysis research has been undertaken, and one of the earliest periods of continuous red paint colours has been selected which is considered to be acceptable and will enhance the appearance in line with historic evidence. It will be the late Victorian colour scheme of red, pinks and light beige colours.

I consider that new features which are not original or historic could be painted a more discrete or subtle colour so attention is not drawn to those features if they are of lower architectural merit eg for the Market Office perforated decorative metal panel/, use of more subtle beige/greys could be used rather than red.

Public Realm

Enhancement of the outdoor public realm space is welcomed. We would encourage the retention of any natural stone materials and use of new natural stone where possible or the use of a similar colour

palette, texture and finish materials eg buff colours or greys are preferred to fit in with the strong local distinctiveness of the area, rather than red materials. This appears to be the theme for the proposals currently. Use of soft landscaping, appropriate street furniture and lighting would enhance the area with the new demountable outdoor stalls.

The finish of the compound external elevations should use appropriate colour finishes. The green Sedum roof is acceptable, and side cladding could use subtle colour finishes eg green/beige/greys/blacks rather than red.

It is welcomed that the extract ducts for hot food units will be in concealed units.

The repair and maintenance strategy is appropriate and welcomed.

Further details should be submitted in due course, which could be conditioned, to confirm details of materials eg perforated metal curtain wall panels to allow for ventilation shown on the Typical ASHP Rejection Unit Enclosure Design Intent Plans, materials used in the hard landscaping and street furniture.

The Design and Access Statement confirms the philosophy of minimal intervention and reversible adaptations where possible, removal of modern interventions that are harmful to the significance of the listed building such as faux timber shop fronts, and the making good of historic fabric revealed. In conclusion the Heritage Impact Assessment states that all works will involve no harm and overall there will be enhancement to the listed building and Conservation Area, and I concur with this.

I consider that the applications meet the requirements of the following;

NPPF, in particular paragraph numbers 212, 213, 215.

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.

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.