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:	**2025/65/92444/W**
Site Address:	Huddersfield Open Market, Brook Street, Huddersfield, HD1 1DY
Description:	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 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 (within a Conservation Area)
Recommending Officer:	John Holmes

DECISION – Listed Building Consent - Granted

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: 29-Apr-2026

SITE AND SURROUNDINGS

The site relates to the Grade II listed building (Huddersfield Open Market) and unlisted parts of that building to the southern portion of the site which are constructed from Stone. The site also includes an area to the north which is an area of hard surfaced tarmac which accommodates car parking and an area which is utilised for external siting of market stalls. Storage of Wastes is currently undertaken in this part of the site. To the further north of this part of the site is Tesco supermarket with the associated multi-level parking area and accesses.

To the west of the site are several listed buildings which are separated from the site by highways although the northern portion which is currently hardstanding is immediately adjacent to the boundary with a Grade II listed building (13, 15 & 17 Brook Street). An unnamed street runs to the south of the site, which serves vehicular / pedestrian access although is single vehicle width.

Highways surround / split the northern part of the site, with the Market building being split from the area of hardstanding by Brook Street to the northern portion of the site. To the eastern part of the site is Lord Street and to the west Byram Street which tie into Brook Street to the north. The site is approx 150m from Huddersfield Railway Station.

Within the response received from Historic England in consultation to this application it is detailed that 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 goers below

PROPOSAL

The applicant is seeking consent for the following development:

External works to the market building and wider site including alteration and demolition of previous more 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 and works to floor surfaces of the market building including addition of a mezzanine.

The use of the market building would be 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 an 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, installation of parcel lockers, street furniture, reconfiguration of the car park layout, landscaping and associated works also form part of the development proposal.

PLANNING HISTORY

The planning history for the Grade II listed building and non listed part to the south relates to planning and listed building consents for redevelopment(s) of the building dating back to the 1990s and 2000s.

The hardstanding area to the northern part of the site includes planning history for extension of the car parking use (2000s), and advertisement consent for non illuminated signs (1980s).

Of relevance in the consideration of this case is application 2025/92443 which seeks planning permission for the same development the subject of this listed building consent application. This application was determined at the 16th April 2026 District Wide Planning Committee meeting.

HISTORY OF NEGOTIATIONS (including revisions to the scheme):

In addition to the submitted plans the following documents have been submitted to support the application.

- Restoration and Repair Document (ref: HMH-GSA-XX-XX-T-A-1009) received 01/09/2025
- Paint & mortar analysis (ref: 2021/22 rev.1) received 01/09/2025
- Assessment of designated and non-designated heritage assets (Aecom – dated February 2020) received 03/09/2025
- Planning Statement (ref: HMH-GSA-XX-XX-T-1010) received 01/09/2025
- Design and Access Statement (ref: HMH-GSA-XX-XX-T-A-1008revP01) received 03/09/2025
- Building Condition Survey (ref: 201153) received 04/09/2025
- Heritage Assessment (ref: 9214) received 08/09/2025

During the course of the assessment of the application, the following additional/amended plans/information was submitted for consideration:

- Drawing HMH-GSA-PR-00-D-A-0402RevP02 - Public Realm Proposed Plan with surface finishes.
- Drawing HMH-GSA-WC-XX-D-A-0415RevP02 - General Arrangement - Storage Compound Plan, Elevations and Sections as Proposed.
- Drawing HMH-GSA-ZZ-XX-D-A-0500-RevP02 – Public Realm Proposed Site Elevations.

The changes reflected, predominantly, a reduction in extent of the proposed development although have seen inclusion of parcel storage lockers and a revised treatment externally, with a revised car park, external waste and storage areas and public realm. Specifically, the amended plans set out:

- Omission of the 'Container Pavilion' and any associated services.
- Reconfiguring of Brook Street Car Park to provide 25no. spaces
- Introduction of a location for postal drop off / collection lockers.
- Omission of independent trailer store.
- Waste storage compound to include storage facilities within same compound.
- New fixed planting and street furniture to the outdoor market pitches
- Change of Hostile Vehicle Mitigation (HVM) droppable bollards for swing gates.

These amended plans were subject to further publicity and advertisement by site notice and in the press which expired on 19th December 2025.

Following on from the above other information has been provided, specifically the following:

- Details of Hostile Vehicle Mitigation Measures (swing barrier and static bollards) (received 27th November 2025)
- Details of the intended parcel locker (received 27th November 2025)

This other information was not considered to significantly alter the scheme / provide further detail which was necessary to require publicity further to that already undertaken.

Within this email it is also confirmed that the use of the Hostile Vehicle Mitigation would be undertaken as follows:

- Byram Street / Northumberland Street junction: Barrier / Gate is Terra Ultimate 180 Swing Barrier and Shallow Static Terra Jupiter Bollards For The Secure Line

- Byram Street / Brook Street Junction: Barrier / Gate is Terra Ultimate 180 Swing Barrier and Shallow Static Terra Jupiter Bollards For The Secure Line

- Back Street / Lord Street Junction: Terra Quantum Manual Rising Bollards

- Lord Street Market Entrances: Either the Terra Quantum Manual Rising Bollards or Venus fixed bollards.

PLANNING POLICY / LEGISLATION

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 is possesses'.

Within the Kirklees Local Plan the site is allocated as being within the Huddersfield Conservation Area and identified Huddersfield Town Centre as well as being a primary shopping area with a secondary shopping frontage to Byram Street, Brook Street and Lord Street (to the north, east and west of the Market Building).

It is considered that the following policy and legislation is applicable to the determination of this application.

Kirklees Local Plan

LP 2 – Place Shaping
LP 24 – Design
LP 35 – Historic Environment

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The following being considered relevant:

Chapter2	Achieving sustainable development
Chapter12	Achieving well-designed & beautiful places
Chapter16	Conserving and enhancing the historic environment

PUBLIC/LOCAL RESPONSE:

Publication of the application has been undertaken in accordance with the Council's Development Management Charter which incorporates the legislative requirements for publicity of applications.

The application has been publicised as affecting the setting of a listed building / affecting the setting of a conservation area on the Council's website, by site notice and by press advertisement. The initial expiry date of the publicity period was the 17th October 2025. Following a further period of publicity (after receipt of amended / updated plans) the expiry date of the further round of publicity was 19th December 2025.

Seventeen letters of objection to this application have been received. The representations have all been in objection raising the following summarised observations / concerns:

- The number of stalls will be cut.
- Impact upon viability for existing stall holders
- Will lead to loss of existing evens such as autojumble
- Remove the character of the Huddersfield Open Market.
- Reduction in visitors
- Will impact upon businesses in the town centre

- Proposals not in keeping with architectural character of the building
- Do not prioritise the preservation of the architectural character and its long-standing community location
- Current configuration should not be altered
- Unable to make objection online
- Usability of dining areas not realistic
- Temporary market and closure would have a significant impact
- Cabinet report relating to the wider redevelopment proposal does not explain the extent of research undertaken
- Proposal is contrary to policies LP48, LP24, LP13, LP17, LP35 & LP43 of the Kirklees Local Plan
- The existing market is inclusive and boasts a diverse character

The summarised representations are taken into account in the assessment of this application and discussed in greater length within the 'Assessment' section of this report.

CONSULTATION RESPONSES:

The following consultations have been undertaken for this application with the summarised responses listed below.

KC Conservation & Design (KC C&D): Response provided 12th December 2025, which identifies that the building is Grade II Listed, 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.

Reference is made to the submitted documents, and the Heritage Statement, in particular the reference to Historic England which sets out that London examples of significant markets are rivalled only by those of northern industrial towns including Huddersfield.

KC C&D note that the market building has retained many original details, alterations to stall arrangements within the building over time to adapt to changes in management and the need for this flexibility is acknowledged within their response. The design of the market building is identified as being that which allows for flexibility to cater for 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 are identified as being enhanced. It is noted that the amended scheme removes the container structure. Further comment in relation to the various elements of the scheme, are provided, as follows.

External elevations

KC C&D advise that the removal of solid external shutters will enhance the visual appearance of the listed building, with potential for vandalism being able to be reduced by use of strong glass, CCTV, illumination, surveillance and other security management systems.

They go on to advise that 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 a 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. The new features which are not original or historic are identified as being improved through paint of a more discrete or subtle colour so attention is not drawn to those features being undertaken.

KC C&D set out that areas such as the market Office perforated decorative metal panel and means of enclosure to plan would benefit from being of a more subtle colour finish such as beige/greys.

Public Realm

Enhancement of the public realm is identified by officers and welcomed, they state they encourage the retention of natural stone materials and use of new natural stone where possible or the use of a similar colour palette, texture and finish materials (buff colours or greys are preferred). They note this appears to be the theme for the proposal and the use of soft landscaping, appropriate street furniture and lighting is considered to enhance the area with the demountable 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 (green/beige/grey/blacks rather than red).

Further required details

Within their response, KC C&D state that further details should be submitted to confirm details of materials including that of the perforated metal curtain wall panels to allow for ventilation, materials used in the hard landscaping and street furniture.

West Yorkshire Archaeology Advisory Services:

Response received 11th September 2025 whereby they confirm that the proposed works to the building are designed to respect the existing structure and its historic significance while impact on below ground archaeology should be minimal. They confirm that no archaeological works are considered necessary in this case.

The National Amenity Societies:

Response received 1st October 2025, in reference to the submitted listed building consent application (ref: 2025/92444), within which they set out that they consider there to be a design issue. Specifically the design of the glazed and metal infill panels that will enclose the market at street level. They go on to explain that one of the key architectural features is the continuous tiers of round-arched lights that extend along each frontage and the glazing bars / mullions to the new infill glazing below should correspond to that pattern of lights above. They note that most align, but some, such as the mullions marked '2' on the plan for 'Proposed Elevations Sheet 1', do not and the modern jars with the old and is visually distracting. They recommend that bespoke width doors and glazing panels match the pattern of the lights above.

Victorian Society:

Response received 3rd October 2025, whereby they state they echo the 1st October response of the National Amenity Societies and consider the redesign of the infill glazing would minimize this element which has an unsympathetic visual rhythm and the importance of respecting the historic window pattern.

Historic England:

Response received 30th September 2025. Within their response the significance of the building is detailed, not only is the significance of the built form referenced, but also the fact the market is animated by the freestanding stalls and the intangible aspects of market going which are considered to really bring this building to life. The significance of the listed building is identified as being 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.

The impact of the development is set out in their response. With reference to the interior specifically, 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 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

In relation to the exterior, repainting based on a historic paint analysis will to some extent enhance the significance of the listed building. Reference is made to paint schemes reflecting changes through the lifetime of the building up to the present day, although the overall conclusion by Historic England is that 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.

The conversion of the existing extension, which is the annexe within the submitted scheme, 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.

Historic England confirm that they consider 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.

Overall, Historic England confirm they are supportive of the proposed development at Huddersfield Open Market. They identify that 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. They conclude that these new units are well detailed, provide a new offering for the market contributing to creating a more flexible space whilst keeping its role as a market at its core. Changes to the paint are based on a robust evidence base and they consider that this raises no concerns.

In relation to the public realm improvements and additional parking will improve the setting of the listed building and the character and appearance of the conservation area directly.

Historic England conclude that they are supportive of the principle of the development and recommend the LPA ensure it is content with the finer details and weigh any identified harm against the public benefits which are perceived to arise from this scheme.

The responses of the above consultees are discussed in greater length within the ‘Assessment’ section of this report.

ASSESSMENT

Principle of development & Policy Considerations

The application site is within Huddersfield Town Centre / Conservation Area.

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework are relevant.

Policy LP35 states the following:-

> *'development proposals affecting a designated heritage asset…should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm.'*

Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that*: "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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."*

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

Listed Buildings are designated heritage assets and Paragraph 208 of the NPPF states 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."*

Paragraph 212 of the NPPF state 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."*

Paragraph 213 of the NPPF goes on to state that: "*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."*

Paragraph 215 of the NPPF states that when a proposed development would lead to less than substantial harm, it is necessary to achieve public benefits that outweigh the harm to the heritage asset, including securing its optimum viable use.

Policy LP35 of the Kirklees Local Plan echoes this guidance and states that: "*Development proposals affecting a designated heritage asset…should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm."*

The scheme has been amended to reduce the extent of the development, specifically the removal of an external area which would have incorporated containers. The proposal would see the alteration of the existing building, and the development of external areas. The layout demonstrated upon submitted drawing 0402revP02 sets out that there would be a storage compound in the location of the existing storage compound.

Heritage & Urban Design issues

The extent of demolition of the existing building is detailed within submitted drawings 0210revP01 & 0211revP01.

Drawing 7101revP01 details the typical shopfronts to be installed, which includes sections for glazing. Details of the windcatcher to be placed upon the roof with a louvre walls and hipped roof are shown in submitted drawing 7112revP01. Storage door Jamb details are set out within drawing 7110revP01 with the design of the Stage backdroop area detailed within submitted drawing 7109RevP01.

Drawing 'Annexe 02 Male WC Arrangement – Elevations' (ref: 0580RevP01) sets out the internal toilet arrangements. The drawing titled 'External Façade Detailed Proposals and Repairs Bays BY01-BY03' (ref: 0550revP01) sets out the external and internal elevations for bays 1 – 3 facing Byram street. Bays 4 – 6 are shown within drawing 0551revP01. Bays 1 – 3 of brook street are shown in drawing 0552revP01. With bays 4 – 6 of Brook street detailed in drawing 0553revP01. Bays within Lord Street are set out in submitted drawings 0554revP01 & 0555revP01.

Drawing 0651revP01 shows the internal elevations of the mezzanine for units 1 and 2 (shop and café / bar). Structural details of the mezannine are provided within the submitted plans. The details as provided are considered suitable, however it is considered that the finalised materials of construction and colour finishes will need to be provided to the LPA for written approval to ensure the listed building is not detrimentally affected by the use of poor quality / unsympathetic materials and colour finishes to the mezannine additions. A condition is therefore recommended to be included upon any grant of consent which requires these details to be submitted to the LPA for written approval.

Internal details of the fixed pitches are shown in drawings 0661revP01, 0660revP01, 0659revP01, 0658revP01. Drawing 7102revP01 details the typical curtain wall elevation, which shows the sections indicating the entrances to the building from the street. Drawing 7105revP01 shows the glazing /

elevation of the annexe. Drawings 0500revP02 & 0501revP01 show the market building elevations from Bryam Street, Brook Street and Lord Street. Drawing 0510revP01 details the elevations of the building when facing the Annexe including placement of wind catcher roof features and also plant screening to the roof. South east and north western elevations are set out in drawing 0511revP01.

The siting of plant and machinery to the roof, as well as the overall roof plan is detailed upon drawing 0412revP01. Plant and machinery are indicated to be contained within a compound. Internal arrangements for the annexe ramped access is detailed on drawing 7100revP01.

A lighting proposal plan is shown within plan Market Hall and Annexe Lighting Proposal Plan 0490revP01. This details all intended internal lighting including feature pendulum lighting for general lighting, heritage style to match existing with LED lights, up lighting to roof soffit, linear fitting, directional spotlights above mezzanines, located in same position as heritage type pendant lights, 2x spotlights mounted just below the decorative capital to pick out the capital details, feature pendant LED to Annexe and linear LED lighting to perimeter frieze, washing light up internally.

The submitted lighting scheme is considered to be of the scale which is typically expected to be required. A finalised design of the lighting to be installed is recommended to be included as a condition of any approval to ensure the visual impact of the lighting is acceptable.

The response of consultees is taken into account as well as the extent of the submitted detail. The overall impact of the development is considered to be one which, on balance, will not lead to harm to the listed building.

The proposal is considered to compliment the existing building and looks to enhance the building with complimentary features and design including a greater use of glazing at ground floor level where there is currently closed steel shutters. Taking account the response of consultees and the submitted detail and subject to inclusion of the recommended conditions it is considered the proposal would have an acceptable visual impact and would not, overall, lead to harm to the listed building or the wider Conservation Area.

It is therefore concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 12 and 16 of the National Planning Policy Framework and Sections 16(2) & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Representations

The representations received have been summarised earlier in this report, for clarity they are repeated again (in italics) and addressed below.

- *The number of stalls will be cut.*

- *Impact upon viability for existing stall holders*
- *Will lead to loss of existing events such as autojumble*
- *Reduction in visitors*
- *Will impact upon businesses in the town centre*
- *Current configuration should not be altered*
- *Usability of dining areas not realistic*
- *Temporary market and closure would have a significant impact*
- *Cabinet report does not explain the extent of research undertaken*

These are not considered to be matters that can be afforded weight as considerations material to the determination of an application for listed building consent.

- *Remove the character of the Huddersfield Open Market.*
- *Proposals not in keeping with architectural character of the building*
- *Do not prioritise the preservation of the architectural character and its long-standing community location*

These concerns are addressed within the 'Heritage & Urban Design issues' section of this report.

- *Unable to make objection online*

Objections to planning applications can be submitted by a letter, email or use of the Council's online portal. The online portal system requires completion of a number of fields in relation to name and address. At the time of initial publicity the system was not allowing for objections to be submitted without use of a Kirklees post code. This has since been addressed and at the time of the second period of publicity objections could be made via the online portal system using any post code.

- *Proposal is contrary to policies LP48, LP24, LP13, LP17, LP35 & LP43 of the Kirklees Local Plan*

Policies LP24 & LP35 are considered relevant and are taken into account in the assessment of the application. Policies LP48, LP13, LP17 and LP43 are not considered to be relevant to the consideration of this application seeking listed building consent.

CONCLUSION & RECCOMMENDATION

Having regard to the response of consultees and the extent of the detail submitted, on the basis of inclusion of the recommended conditions the proposed development is considered to preserve the special character of the listed building. Conditional approval is therefore recommended.

Recommendation **APPROVE**

Decision Authorisation - Delegated Powers

Application Number: 2025/92444

Officer Recommendation: Grant Listed Building Consent

1. The development shall be begun within three years of the date in which this consent is granted.
   Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of 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 accord with Policies LP2, LP24 & LP35 of the Kirklees Local Plan, and the policies contained within Chapters 2, 12 & 16 of the National Planning Policy Framework

2. No internal artificial lighting shall be installed, unless and until details of the design, size, scale, location, orientation, lighting level and any associated fixing apparatus have first been submitted to and agreed in writing by the Local Planning Authority. No artificial lighting shall be installed 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, in accordance with Policies LP24, & LP35 of the Kirklees Local Plan and policies within Chapters 12 & 16 of the National Planning Policy Framework.

3. No construction works to the mezzanine shall commence until a scheme detailing their materials of construction and colour finishes has been submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme shall include details of the materials of construction and colour finishes of all associated supporting structures. The development shall be undertaken in accordance with the approved scheme and retained thereafter.
   Reason: To ensure the use of materials of construction associated with the creation fo the mezzanine has an acceptable impact upon the listed building to accord with policies LP24 & LP35 of the Kirklees Local Plan and policies contained within Chapters 12 and 16 of the National Planning Policy Framework.

Plans and specifications schedules:-

Plans / document	Reference	Received
Location Plan	HMH-GSA-ZZ- XX-D-A-0100	29th August 2025

Proposed External finishes and General Arrangement	1036SWA 00 XX DRD101-P05	29th August 2025
Proposed Paving and Kerbing Details	1036SWA 00 XX DRD102-P01	29th August 2025
External Façade Interface Typical Shopfront System	HMH-GSA-MH-XX-D-A-7101-P01	29th August 2025
Annexe Windcatcher Details	HMH-GSA-MA-ZZ-DR-A-7112	29th August 2025
Stage Backdrop Design Intent Sheet 2	HMH-GSA-MA-XX-D-A-7110-P01	29th August 2025
Stage Backdrop Design Intent	HMH-GSA-MA-XX-D-A-7109-P01	29th August 2025
Annexe 02 Male WC Arrangement - Elevations	HMH-GSA-MA-XX-D-A-0580-P01	29th August 2025
Market Hall and Annexe Lighting Proposal Plan	HMH-GSA-ZZ-XX-D-A-0490-P01	29th August 2025
External Façade Detailed Proposals and Repairs Bays BY01-BY03	HMH-GSA-MH-XX-D-A-0550-P01	29th August 2025
External Façade Interface Typical Curtain Wall System Sheet 2	HMH-GSA-MH-XX-D-A-7103-P01	29th August 2025
External Façade Interface Typical Curtain Wall System	HMH-GSA-MH-XX-D-A-7102-P01	29th August 2025
Glazed Screen Annexe Interface Details Sheet 2	HMH-GSA-MA-XX-D-A-7106-P01	29th August 2025
Glazed Screen Annexe Interface Details	HMH-GSA-MA-XX-D-A-7105-P01	29th August 2025
General Arrangement Market Hall and Annexe Roof Level as Proposed	HMH-GSA-ZZ-RF-D-A-0412-P01	29th August 2025
General Arrangement Market Hall and Annexe Level 01 as Proposed	HMH-GSA-ZZ-01-D-A-0411-P01	29th August 2025
Internal Arrangement Details - Annexe Ramped Access Sheet 01	HMH-GSA-MA-XX-D-A-7100-P01	29th August 2025
General Arrangement Market Hall and Annexe Level 00 as Proposed	HMH-GSA-ZZ-00-D-A-0410-P01	29th August 2025
General Arrangement - Market Hall Sections as Proposed	HMH-GSA-ZZ-XX-D-A-0610-P01	29th August 2025
External Façade Detailed Proposals and Repairs Bays BY04-BY06	HMH-GSA-MH-XX-D-A-0551-P01	29th August 2025
Internal Arrangement Details - Fixed Pitch 04 Sheet 02	HMH-GSA-MH-XX-D-A-0661-P01	29th August 2025

Public Realm – Sheet 2	HMH-GSA-PR-00-D-A-0471-P01	29th August 2025
Public Realm – Sheet 1	HMH-GSA-PR-00-D-A-0470-P01	29th August 2025
Internal Arrangement Details - Fixed Pitch 04 Sheet 01	HMH-GSA-MH-XX-D-A-0660-P01	29th August 2025
Internal Arrangement Details - Fixed Pitch 05 Sheet 02	HMH-GSA-MH-XX-D-A-0659-P01	29th August 2025
Internal Arrangement Details - Fixed Pitch 05 Sheet 01	HMH-GSA-MH-XX-D-A-0658-P01	29th August 2025
Internal Arrangement Details Byram Street Self Contained Unit 01 Sections & Elevations	HMH-GSA-MH-XX-D-A-0651-P01	29th August 2025
Existing with Demolitions & Alterations - Market & Annexe Internal Sections	HMH-GSA-ZZ-XX-D-A-0310-P01	29th August 2025
Street Scenes as Existing Sheet 02	HMH-GSA-ZZ-XX-D-A-0300-P01	29th August 2025
Open market stall mezzanine and roof steelwork general arrangement	1036-SWA-00-01-DR-S-1103-P04	29th August 2025
Open market stall mezzanine and plant level floor general arrangement	1036-SWA-00-01-DR-S-1105-P03	29th August 2025
Open Market Foundations General Arrangement	1036-SWA-00-B1-DR-S-1101-P02	29th August 2025
Open Market Ground Floor Steelwork General Arrangement	1036-SWA-00-GF-DR-S-1102-P03	29th August 2025
Open Market Ground floor RC Slab General Arrangement	1036-SWA-00-GF-DR-S-1104-P03	29th August 2025
Open Market Isometric Views	1036-SWA-00-XX-DR-S-1500-P02	29th August 2025
Annexe Building Structural Sections Sheet 1	1036-SWA-00-XX-DR-S-2110-P02	29th August 2025
Open Market Structural Sections Sheet 1	1036-SWA-00-ZZ-DR-S-1110-P03	29th August 2025
Open Market Structural Sections Sheet 2	1036-SWA-00-ZZ-DR-S-1111-P02	29th August 2025
Annexe Building Foundations and Ground Floor Slab General Arrangement	1036-SWA-00-ZZ-DR-S-2101-P03	29th August 2025
Annexe Building Plant Level and Loft Floors General Arrangement	1036-SWA-00-ZZ-DR-S-2102-P03	29th August 2025

Site plan as existing	HMH-GSA-ZZ-XX-D-A-0101-P01	29th August 2025
Existing with Demolitions & Alterations Plan Market & Annexe Roof Level	HMH-GSA-ZZ-RF-D-A-0111-P01	29th August 2025
Existing with Demolitions & Alterations Plan Market & Annexe Level 00	HMH-GSA-ZZ-XX-D-A-0110-P01	29th August 2025
Street Scenes as Existing Sheet 01	HMH-GSA-ZZ-XX-D-A-0200-P01	29th August 2025
Street Scenes as Existing Sheet 03	HMH-GSA-ZZ-XX-D-A-0201-P01	29th August 2025
Public Realm Proposed Site Elevations Sheet 1	HMH-GSA-ZZ-XX-D-A-0500-P01	29th August 2025
General Arrangement Market Hall and Annexe Elevations as Proposed - Sheet 1	HMH-GSA-ZZ-XX-D-A-0510-P01	29th August 2025
General Arrangement Market Hall and Annexe Elevations as Proposed - Sheet 2	HMH-GSA-ZZ-XX-D-A-0511-P01	29th August 2025
External Façade Detailed Proposals and Repairs Bays BR01-BR03	HMH-GSA-MH-XX-D-A-0552-P01	29th August 2025
External Façade Detailed Proposals and Repairs Bays BR04-BR06	HMH-GSA-MH-XX-D-A-0553-P01	29th August 2025
External Façade Detailed Proposals and Repairs Bays LS01-LS03	HMH-GSA-MH-XX-D-A-0554-P01	29th August 2025
Existing with Demolitions & Alterations - Market & Annexe Elevations - Sheet 1	HMH-GSA-ZZ-XX-D-A-021-P01	29th August 2025
Existing with Demolitions & Alterations - Market & Annexe Elevations - Sheet 2	HMH-GSA-ZZ-XX-D-A-0211-P01	29th August 2025
Internal Arrangement Details - Annexe 02 (ER2) and 03 (ER3) Sheet 02	HMH-GSA-MA-RF-D-A-0452-P01	29th August 2025
Internal Arrangement Details - Annexe 01 (ER1) Sheet 01	HMH-GSA-MA-XX-D-A-0450-P01	29th August 2025
Internal Arrangement Details - Annexe 02 (ER2) and 03 (ER3) Sheet 01	HMH-GSA-MA-ZZ-D-A-0451-P01	29th August 2025
External Façade Detailed Proposals and Repairs Bays LS04-LS06	HMH-GSA-MH-XX-D-A-0555-P01	29th August 2025

External Façade Detailed Proposals and Repairs Bays AB01-AB03	HMH-GSA-MH-XX-D-A-0556-P01	29th August 2025
Architectural Lighting Concept - Sheet 01	HMH-GSA-ZZ-XX-D-A-0590-P01	29th August 2025
Architectural Lighting Concept - Sheet 02	HMH-GSA-ZZ-XX-D-A-0591-P01	29th August 2025
Internal Arrangement Details - Annexe 01 (ER1) Sheet 02	HMH-GSA-MA-XX-D-A-0654-P01	29th August 2025
Internal Arrangement Details - Annexe 01 (ER1) Sheet 03	HMH-GSA-MA-XX-D-A-0655-P01	29th August 2025
Internal Arrangement Details - Annexe 02 (ER2) and 03 (ER3) Sheet 03	HMH-GSA-MA-XX-D-A-0656-P01	29th August 2025
Internal Arrangement Details - Annexe 02 (ER2) and 03 (ER3) Sheet 03	HMH-GSA-MA-XX-D-A-0657-P01	29th August 2025
Internal Arrangement Details Byram St. Self Contained Unit 01 Plans & Sections	HMH-GSA-MH-XX-D-A-0650-P01	29th August 2025
Internal Arrangement Details Byram Street Self Contained Unit 02 Plans & Sections	HMH-GSA-MH-XX-D-A-0652-P01	29th August 2025
Internal Arrangement Details Byram Street Self Contained Unit 02 Sections & Elevations	HMH-GSA-MH-XX-D-A-0653-P01	29th August 2025
Typical ASHP Rejection Unit Enclosure Design Intent	HMH-GSA-MH-XX-D-A-7107-P01	29th August 2025
Typical ASHP Rejection Unit Enclosure Design Intent Sheet 2	HMH-GSA-MH-XX-D-A-7108-P01	29th August 2025
Market Hall & Self Contained Units Floor Edge Details	HMH-GSA-MH-ZZ-D-A-7111-P01	29th August 2025
External Façade Detailed Proposals and Repairs Bays AB04-AB06	HMH-GSA-MH-XX-D-A-0557-P01	29th August 2025
External Façade Interface Typical Opening Infill System	HMH-GSA-MH-XX-D-A-7104-P01	29th August 2025
Public Realm Proposed Plan with surface finishes	HMH-GSA-PR-00-D-A-040-P02	17th November 2025
General Arrangement - Storage Compound Plan, Elevations and Sections as Pro	HMH-GSA-WC-XX-D-A-0415-P02	17th November 2025
Public Realm Proposed Site elevations Sheet 1	HMH-GSA-ZZ-XX-D-A-0500-P02	17th November 2025
Public Realm Proposed Plan with surface finishes	HMH-GSA-PR-00-D-A-0402-P02	17th November 2025

Heritage Assessment	9214	8th September 2025
Building Condition Survey	201153	4th September 2025
Design and Access Statement	HMH-GSA-XX-XX-T-A-1008revP01	3rd September 2025
Planning Statement	HMH-GSA-XX-XX-T-1010	1st September 2025
Assessment of designated and non-designated heritage assets	-	3rd September 2025
Paint & mortar analysis	2021/22 rev.1	1st September 2025
Restoration and Repair Document	HMH-GSA-XX-XX-T-A-1009	1st 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.