Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2025/65/92444/W

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

For: Sarah Collins, Kirklees Council, Place

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-

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)

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

In accordance with the plan(s) and applications submitted to the Council on 29-Aug-2025 subject to the condition(s) specified hereunder:-

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.

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 LP2, LP24 & LP35 of the Kirklees Local Plan, and the policies contained within Chapters 2, 12 & 16 of the National Planning Policy Framework.

3. 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.

4. 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 of 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

Plans / document	Reference	Received
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

Plans / document	Reference	Received
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

Plans / document	Reference	Received
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

Plans / document	Reference	Received
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

Plans / document	Reference	Received
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.

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 at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.**

- **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.**

Development within a Coal Mining Area

DEVELOPMENT HIGH RISK AREA - INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:
Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:
http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -
https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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 https://www.gov.uk/appeal-planning-decision Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate.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 has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

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

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

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2025/65/92444/W.

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

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