



Application Number	
Date Logged	
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KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
 E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Head of Construction

First name

Liora

Surname

Baron

Company Name

Chopstix Restaurant Ltd

Address

Address line 1

29A Kentish Town Road

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

NW18NL

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Architectural Assistant

First name

Max

Surname

Scott

Company Name

Hyphen

Address

Address line 1

33 to 37 Stranmillis Road

Address line 2

Address line 3

Town/City

Belfast

County

Country

United Kingdom

Postcode

BT9 5AF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

This application seeks consent for the refurbishment and rebranding of an existing ground-floor retail unit, formerly occupied as a shoe store, into a Chopstix noodle bar. The proposed works are limited to the ground-floor frontage only and comprise:

- Removal of existing external signage and branding.
- Installation of new, smaller-scale fascia signage designed to be contextually appropriate and visually less intrusive within the streetscape.
- Installation of 2x modest projecting signs at fascia level to provide legibility at pedestrian level.
- Installation of two roller shutters to the shopfront, integrated sensitively with the existing façade.
- Making good and redecoration of existing façade elements, including repainting where required.

Heritage Justification

The proposed works are modest in scale and confined to existing shopfront elements. The removal of large, visually dominant signage associated with the previous tenant will reduce visual impact on the host building and wider streetscape. Replacement fascia signage and the addition of a single projecting sign have been designed to be smaller, more restrained, and sympathetic to the building’s proportions, ensuring legibility while respecting its historic character.

The introduction of roller shutters has been carefully considered: they will be finished in a neutral tone to integrate with the façade and will not obscure or damage original building fabric. All works are fully reversible, with no alteration to the building’s structure or historic detailing.

Overall, the proposals will enhance the unit’s appearance within the context of the listed building and surrounding conservation area, maintaining the significance of the heritage asset while allowing its continued viable use as an active high street premises.

Has the development or work already been started without consent?

- ☒ Yes
- ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

15/06/2025

Has the development or work already been completed without consent?

- ☒ Yes
- ☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

10/07/2025

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
- ☐ No

If Yes, please describe and include the planning application reference number(s), if known

A previous application for Consent to Display an Advertisement (Reference: PP-14030347) has already been submitted in relation to this project and site. During the course of that application, the Local Planning Authority confirmed that, due to the listed status of the building, a separate Listed Building Consent application would also be required. This submission has therefore been prepared to address that requirement.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
- ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

9641-A-HYP-ZZ-00-D-A-020-EXISTING SURVEY-DEMO PLAN
9641-A-HYP-ZZ-00-D-A-021-EXISTING ELEVATIONS
9641-A-HYP-ZZ-00-D-A-110-PROPOSED GA FLOOR PLANS
9641-A-HYP-ZZ-00-D-A-200-PROPOSED ELEVATIONS
9641-A-HYP-ZZ-00-D-A-203-PROPOSED ROLLER SHUTTER DETAILS
9641-A-HYP-ZZ-00-D-A-502-SIGNAGE DETAIL
9641-A-HYP-ZZ-00-D-A-505-BLADE SIGNAGE DETAIL
HERITAGE STATEMENT
DESIGN & ACCESS STATEMENT

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Other

Other (please specify):

External Signage

Existing materials and finishes:

Existing Materials and Finishes The proposals are confined solely to the ground-floor shopfront frontage of 33–37 King Street, Huddersfield (Grade II Listed Building). The works relate only to the removal and replacement of existing tenant signage. No alterations are proposed to the building's stone façades, timber windows, entrance doors, roof, or any other external architectural features. The existing signage is visually dominant and not sympathetic to the listed building. The replacement signage has therefore been designed to be more discreet and contextually appropriate, ensuring minimal visual impact on the listed fabric and the wider conservation area streetscape. External Façade (Stonework): Early C19 construction. Ashlar stone to the King Street elevation (Nos. 35–37) and hammer-dressed stone to the Cross Church Street elevation (No. 33). Traditional carved stone detailing to the corner with Cross Church Street. (Ref: 9641-A-HYP-ZZ-00-D-A-021 – Existing Elevations) Shopfront Fascia & Signage: Existing tenant signage (Foot Asylum) comprising large applied acrylic lettering and a black aluminium fascia panel fixed over the stonework. (Ref: 9641-A-HYP-ZZ-00-D-A-020 – Existing Survey/Demo Plan; 9641-A-HYP-ZZ-00-D-A-021 – Existing Elevations) Shopfront Glazing & Windows: Timber-framed shopfront with glazed display windows and glazed double entrance doors. (Ref: 9641-A-HYP-ZZ-00-D-A-020 – Existing Survey/Demo Plan)

Proposed materials and finishes:

The proposed works comprise the installation of new external signage to 33–37 King Street, Huddersfield (Grade II Listed Building). The scope is limited to the ground-floor shopfront only. The historic ashlar stone (King Street) and hammer-dressed stone (Cross Church Street) façades will remain fully intact and unaltered. All new signage and shutters will be fixed only to the existing modern fascia zone, not to the original stonework. Fascia Signage The fascia signage will consist of a powder-coated aluminium fascia panel fixed onto the existing fascia structure. A 4mm white Diabond back panel will carry black noodle graphic decals. The principal sign will incorporate an acrylic Chopstix logo panel with extruded text, internally illuminated (not exceeding 650 cd/m²). Colour palette: Opaque black surround (RAL 9005) Semi-translucent ruby red (RAL 3003) Semi-translucent yellow-green (RAL 6018) Semi-translucent white (RAL 9010) Relevant drawings: 9641-A-HYP-ZZ-00-D-A-200 (Proposed Elevations), 9641-A-HYP-ZZ-00-D-A-502 (Signage Detail) Projecting Signs Two internally illuminated projecting “bus stop” style signs are proposed, one to each frontage (King Street and Cross Church Street). These double-sided signs will be fixed to the existing fascia structure at fascia level, not into stonework. Each sign comprises a 200mm x 40mm x 3mm powder-coated aluminium post supporting a circular aluminium-framed body with translucent PVC faces for LED internal illumination. Branding will be applied to 10mm white foamed PVC extruded graphic panels fixed to both faces. Colour specification: Aluminium surround: powder-coated standard finish Applied graphics: black (RAL 9005), ruby red (RAL 3003), pink (RAL 4010) Background: semi-translucent white (RAL 9010) Relevant drawings: 9641-A-HYP-ZZ-00-D-A-505 (Blade Signage Detail), 9641-A-HYP-ZZ-00-D-A-200 (Proposed Elevations) Roller Shutters Two perforated steel lath shutters will be housed discreetly within slimline powder-coated aluminium boxes recessed behind the fascia line. The shutter curtain will allow visibility of glazing when closed. Finish: anthracite grey (RAL 7016 or equivalent). Reversible installation: surface-fixed to modern fascia/shopfront elements, with no intervention into the ashlar or hammer-dressed stone façades. Relevant drawings: 9641-A-HYP-ZZ-00-D-A-203 (Proposed Roller Shutter Details), 9641-A-HYP-ZZ-00-D-A-200 (Proposed Elevations) Façade & Shopfront Elements Existing stonework (ashlar and hammer-dressed), timber-framed glazing, and entrance doors will be retained. Works are limited to making good and redecoration of painted shopfront elements.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

9641-A-HYP-ZZ-00-D-A-020-EXISTING SURVEY-DEMO PLAN
9641-A-HYP-ZZ-00-D-A-021-EXISTING ELEVATIONS
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9641-A-HYP-ZZ-00-D-A-505-BLADE SIGNAGE DETAIL
HERITAGE REPORT
DESIGN & ACCESS STATEMENT

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
- ☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PP-14030347

Date (must be pre-application submission)

15/08/2025

Details of the pre-application advice received

During the determination of the Advertisement Consent application (Ref: PP-14030347), the Local Planning Authority advised that a separate Listed Building Consent would be required due to the building's Grade II listed status.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Head of Construction

First Name

Liora

Surname

Baron

Declaration Date

19/08/2025

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Francis Quinn

Date

28/08/2025