HAMOND PROJECTS

2 October 2025

Kirklees Metropolitan Council
Planning Services
PO Box B93
Civic Centre III
Huddersfield
HD1 2JR

Dear Sir/Mdm,

2025/92700 / 1 – Change of use to restaurant and takeaway, alterations to shopfront. Installation of Kitchen Extractor, HVAC Ducting and Plants. Installation of extraction and fresh air louvre grille and advertisement consent for 1 fascia signs, and 2 sets of individual lettering signage at 14-14a Market Street, Huddersfield, HD1 2ET.

We are instructed by Home Huddersfield Ltd to provide a Heritage Statement in support of the above planning application.

The Site and its Heritage

The subject property is the former Farmfood Supermarket on the junction of Fox Street and Market Street in Huddersfield town centre within the designated Huddersfield Town Centre Conservation Area. There is no available character appraisal for town centre conservation area. We are also not aware of any review of the Conservation Area designation in line with (Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990). The site comprises the commercial ground and first floor of the modern (Late 1970's – 1980's) stone built multi-gabled end to terrace. The subject property is not statutorily or locally listed and has a neutral to negative impact on the character and appearance of the conservation area. The premises has modern aluminium framed shop front with glazing and incorporates previously approved internally illuminated fascia panel signage to each elevation.

The subject proposal does not involve any structural changes to the fabric of the building. The proposed works rather are aesthetic which included replacement

aluminium framed windows and doors and extraction ducts and plant to the rear yard of the building.

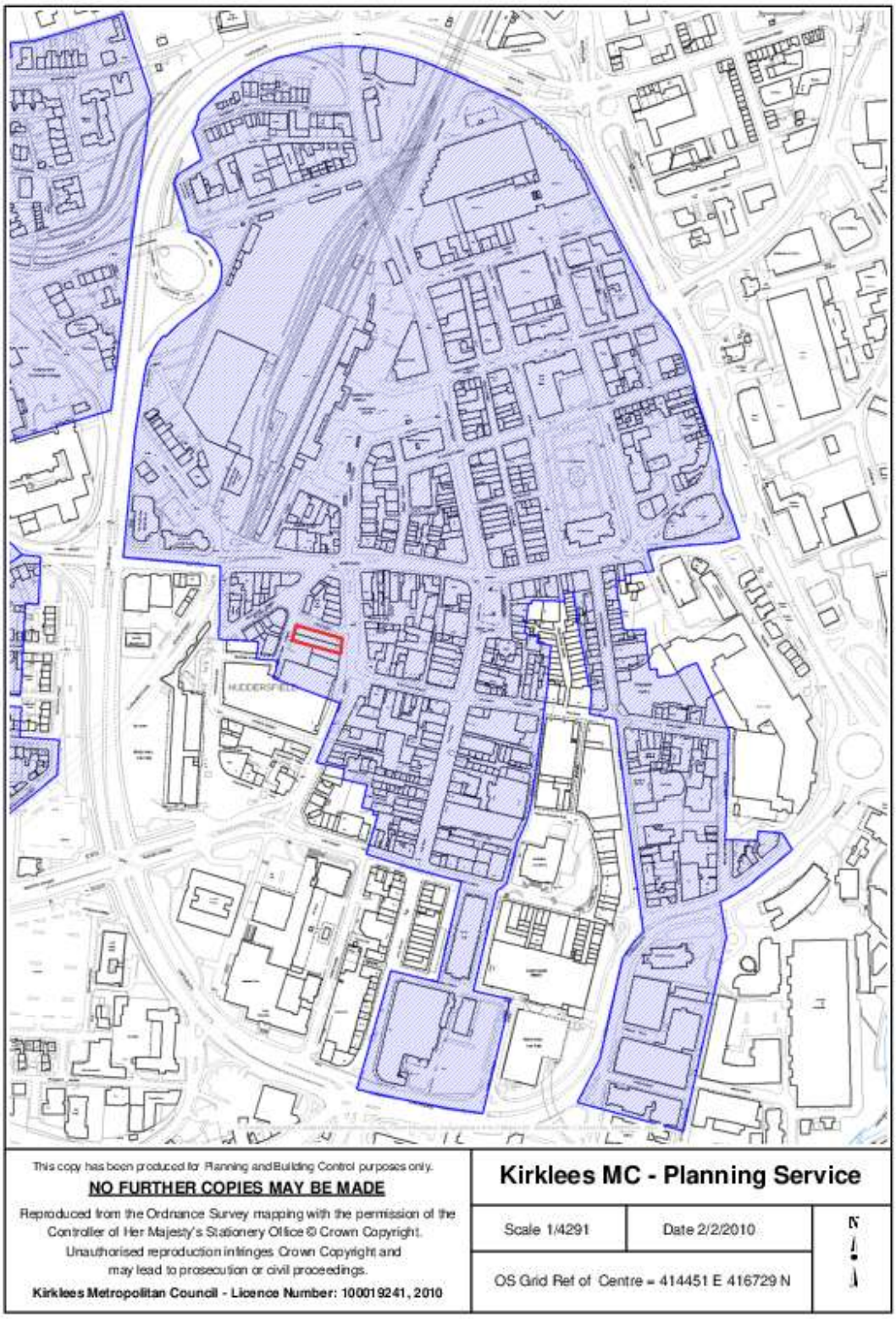
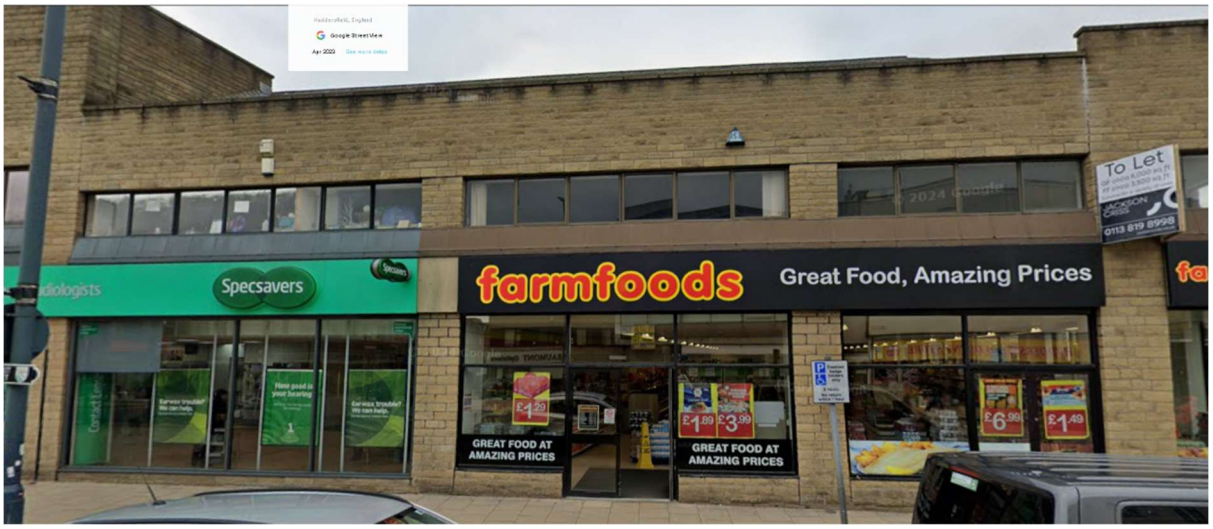


Figure 1 Application Site within Huddersfield Town Centre Conservation Area

The photographs below show the application site in its setting



The existing shopfront is fully modern, in keeping with the appearance of a contemporary commercial property featuring large windows which are however divided by central bars. The adjoining properties to either side also all have modern shopfronts with illuminated signage. The rear yard (South) of the building is utilitarian with controlled access with existing plant and equipment.

The subject proposal replaces the existing aluminium shopfronts with large picture windows, and increasing the sill height to the RHS of the entrance (refer to Drawings A110) which provided unhindered active views into and out of the property, increasing the sill height adjacent to the shopfront glazing to avoid confusion over the location of the main entrance. The entrance doors will also be fully glazed with toughened glass so as to provide modern light filled dining environment. To the rear yard, there will be a 2 galvanised steel extract duct, and 2 galvanised steel fresh air duct (please refer to A110). In consultation with project managers, it has been decided to reduce the height of the extract ducts to 1m above eaves level such that it will not be visible in the roof line of the wider conservation area.

Planning Policy and Assessment

The primary objective of the NPPF is to allow development that is sustainable to proceed, without delay. A presumption in favour of sustainable development is the basis for every plan and every decision. The NPPF sets out clearly what could make a proposed plan or development unsustainable. The NPPF is a material consideration in planning decisions. One of the key dimensions to sustainable development is the social role of the planning system that is charged with 'creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being'.

Paragraph 124 notes that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments:

a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

With regard to heritage the NPPF advises that local authorities maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area. We have reviewed historic maps and the heritage gateway including the National Heritage List for England, and the Historic Environment record for and no historic record pertaining specifically to the application site appears to be publicly available. In line with the NPPF requirement the significance of any heritage assets affected, including any contribution made by their setting has been described with reference to historical records. The level of detail is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 196 of the NPPF is engaged and there is less than substantial harm to the conservation area and public benefit is achieved via the removal of the existing poor quality development and replacement with a modern shopfront that includes visual and accessibility improvements. The reuse of the whole of the property as a restaurant ill secure the long term vitality and viability of the property and attract footfall to the conservation area as whole.

If you have any queries relating to this proposal please do not hesitate to contact these offices in the first instance.

Yours sincerely,

Joanne Ooi