

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:	2026/65/90416/W
Site Address:	KFC, 9, New Street, Huddersfield, HD1 2AX
Description:	Listed Building Consent for replacement of existing aluminium shopfront and glazing with timber shopfront and glazing with associated external and internal alterations (within a Conservation Area)
Recommending Officer:	Nicole Helliwell

DECISION – GRANT LISTED BUILDING CONSENT

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 16-Jul-2026

Officer Report

Reference No. 2026/64/90416/E

Site Address: KFC, 9, New Street, Huddersfield, HD1 2AX

Proposal: Listed Building Consent for replacement of existing aluminium shopfront and glazing with timber shopfront and glazing with associated external and internal alterations (within a Conservation Area)

Site Description

The application relates to 9 New Street, a three-storey commercial building situated in Huddersfield. The property was constructed late 19th Century and is Grade II listed. The wider area comprises a combination of residential and commercial properties of similar materials and architectural styles. There are no Public Right of Ways within immediate proximity. However, the site is located within the Huddersfield Town Centre Conservation Area and adjacent to a number of Grade II listed buildings.

Listing Description

NEW STREET 1. 5113 (East Side) Nos 1 to 11 (odd) SE 1416 NW 1/935 SE 1416 NW 2/935 II GV 2. Late C19. Ashlar. 3 storeys. Modillion eaves cornice. Balustrade with vase- shaped balusters and piers surmounted by pediments. 3rd bay from south is surmounted by an ornamental panel with a swag in relief and topped by full entablature with pulvinated frieze, pediment and 2 ball finials. North elevation is surmounted by a gable end with relief ornament of a Hiberno-British character. Ground floor has modern shopfronts. Giant pilastrade to 1st and 2nd floors. 15 ranges of sashes with moulded surrounds on west elevation, 3 on north elevation. Those on 1st floor have pulvinated friezes and pediments, those on 2nd floor have fluted keystones.

Description of Proposal

The proposal is for a replacement of existing aluminium shopfront and glazing with timber shopfront and glazing with associated external and internal alterations. The details of the proposal have been summarised below:

- Full height timber shopfront painted Cobalt Blue RAL 5013 with toughened laminated glass
- Shopfront pilasters formed in fluted timber panelling painted Cobalt Blue RAL 5013
- 100mm wide timber feature door surround painted Cobalt Blue RAL 5013
- 200mm high timber stallriser with raised and fielded panels painted Cobalt Blue RAL 5013
- Unframed toughened laminated glass entrance doors with brushed stainless steel door handles

History of negotiations / amendments received

Amendments were sought during the course of the application. A request was made to omit the yellow from the shopfront and provide a 1:5 section through the shopfront to show the fluted timber panelling. Revised drawings were submitted which were considered acceptable. with regard to visual amenity

Relevant Planning History

- **2026/90418:** Advertisement Consent for erection of illuminated signs (Listed Building within a Conservation Area). [Planning application details | Kirklees Council](#) - Pending Consideration
- **2026/90415:** Replacement of existing aluminium shopfront and glazing with timber shopfront and glazing with associated external and internal alterations (Listed Building within a Conservation Area). [Planning application details | Kirklees Council](#) – Conditional Full Permission.
- **2025/92230:** Change of use from takeaway/restaurant (Sui Generis) to adult gaming centre (Sui Generis) (Listed Building within a Conservation Area). [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **2014/92937:** Listed Building Consent for removal of double entrance doors and fitting new single door, installation of new fascia signs, projecting sign and entrance box sign and internal alterations (within a Conservation Area). [Planning application details | Kirklees Council](#) – Consent Granted
- **2014/92932:** Advertisement Consent for installation of illuminated fascia signs, projecting signs and entrance box sign (Listed Building within a Conservation Area). [Planning application details | Kirklees Council](#) – Advertisement Consent Granted
- **2014/92930:** Removal of existing double entrance doors and replace with single door with side panel (Listed Building within a Conservation Area). [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **2002/92741:** Listed building consent for alterations to convert existing retail premises to use class a3 (food & drink) alterations to frontage, installation of rear ducting unit with six condenser units and erection of illuminated sign (within a conservation area). [Planning application details | Kirklees Council](#) – Consent Granted
- **2002/92740:** Erection of illuminated fascia and projecting signs (listed building within a conservation area). [Planning application details | Kirklees Council](#) – Advertisement Consent Granted
- **2002/92739:** Change of use from class a1 (retail) to class a3 (food & drink) and alterations to frontage and installation of rear ducting unit with six condenser units (listed building within a conservation area). [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **96/93802:** Listed building consent for erection of illuminated sign (within a conservation area). [Planning application details | Kirklees Council](#) – Consent Refused

- **96/93669:** Erection of illuminated sign (listed building within conservation area). [Planning application details | Kirklees Council](#) – Advertisement Consent Refused
- **95/93609:** Listed building consent for erection of illuminated canopy sign. [Planning application details | Kirklees Council](#) – Consent Refused
- **95/93493:** Erection of illuminated canopy sign (listed building). [Planning application details | Kirklees Council](#) – Advertisement Consent Refused
- **95/90577:** Listed building consent for decoration of shop fascia and replacement of illuminated lighting. [Planning application details | Kirklees Council](#) – Consent Granted
- **95/90462:** Erection of illuminated sign (listed building). [Planning application details | Kirklees Council](#) – Advertisement Consent Granted

Access Considerations

None.

Climate Change Emergency

On 12th November 2019, the Council adopted a target for achieving ‘net zero’ carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda. The proposals will have no climate change implications.

Representations

The application has been publicised with a site notice and a press notice. No representations have been received following the statutory publicity.

Date site notice expired: 13/03/2026

Publicity expiry date: 27/03/2026

Consultation Responses

[KC Conservation & Design](#) – No objection

Policy

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 it possesses’.

Kirklees Local Plan Policies

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The following policies are considered relevant to this application:

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 24** - Design
- **LP 25** - Advertisements and Shop Fronts
- **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 NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 16** - Conserving and Enhancing the Historic Environment

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16th December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

Assessment

Paragraph 212 of the NPPF states 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 215 of the NPPF goes on to state that: *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that the Local Planning Authority 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.

The application site is located within the Huddersfield Town Centre Conservation Area and is Grade II listed. As such, KC Conservation and Design were informally consulted on the proposed scheme. Officers made a request to omit the yellow from the shopfront and provide a 1:5 section through the shopfront to show the fluted timber panelling. Revised plans were submitted which were considered acceptable and more sympathetic with regard to visual amenity. Given the alterations made, it is considered that the proposal would not result in any detrimental harm to the significance of the setting of the Huddersfield Town Centre Conservation Area and the Grade II listed buildings and would be visually acceptable with regard to their materials, siting and design.

Therefore, it is considered that the proposed development would not cause any detrimental harm to the significance of the Listed Building and would comply with Policy LP35 of the Kirklees Local Plan, Chapter 16 of the NPPF and the requirements of Section 66 the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

Conclusion

The National Planning Policy Framework has introduced a presumption in favour of sustainable development. The policies set out in the National Planning Policy Framework taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. Given that the proposal would have a low level impact upon the significance and character of the listed building, it is therefore recommended for approval.

Recommendation: GRANT CONSENT

Decision Authorisation - Delegated Powers**Application Number:** 2026/90416**Officer Recommendation:** Approve**Conditions and Reasons**

1.. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by 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 ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Revision	Date Received
Ordnance Survey Location Plan	3599(B)03	-	12/02/2026
Floor Plans as Existing	3599(B)01	-	12/02/2026
Elevations as Existing and Proposed	3599(B)02	E	15/06/2026
Existing Site Plan	3599(B)04	-	12/02/2026

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 2024 and otherwise actively engaged with the applicant in dealing with the application. The Case Officer undertook negotiations with the agent to secure amended plans. The revised drawings received addressed officer concerns with regard to visual amenity.

Report Dated: 10/07/2026