

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2026/62/90544/W
Site Address:	adj, 42, New Street, Huddersfield, HD1 2BU
Description:	Installation of 1 BT Street Hub, incorporating 2 digital 75inch LCD advert screens, and associated BT Phone Kiosk removal (within a Conservation Area)
Recommending Officer:	John Holmes

DECISION - REFUSED

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 17-Apr-26

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OFFICER REPORT 2026/90544

SITE

The site of the application is a phone box to the front of 42, New Street, Huddersfield, HD1 2BU. The site is a pedestrianised street and one of the main pedestrian routes through the town centre. The street, whilst wide, features a lot of existing street furniture, trees and other associated paraphernalia.

The site is within a Conservation Area and also sits in close proximity to a number of listed buildings. The street is characterised by a historic character and wider appearance.

A number of fixed advertisement which are non illuminated are in place to the south and within the site itself upon the existing telephone box.

THE DEVELOPMENT

The proposal is for the removal of an existing BT phone box and the installation of a BT Street Hub. A Street Hub is a facility that offers free encrypted Wi-fi, USB ports for device charging, free phone calls, a direct dial emergency service button, and would also host two digital advertising screens. The applicant's supporting documents make the following statements in support:

- Speeds will be several times faster than that of typical fixed-line broadband.
- It is designed to provide access to local council services, British Telecom's phone book, local weather information, maps and wayfinding, and national charities, without allowing open web browsing.
- The speaker volume is automatically reduced at night, except for emergency calls.
- It is proposed that the sales team would work in partnership small and medium-sized local enterprises to allow them to promote themselves via the digital display screens, which may be also used to host public awareness messaging or general advertising.
- Call-blocking technology would be used to minimise anti-social behaviour, with the possibility of taking further measures on police recommendations.
- The Hub would contain sensors to monitor air quality, noise and traffic.

The Street Hub would be a free-standing structure with an overall height of just under 3m, 1.24m wide and 350mm deep with a footprint of 0.42sqm. It would be constructed of galvanised mild steel, with a powder-coated external grade aluminium exterior, displays fronted by tempered and laminated glass.

Another feature is a video camera, which the applicant states will not, in the short term, be connected or used, but may be in the long-term after consultation with stakeholders and the public.

The proposed Hub would be placed within the public footway facing north and south, to the front of no.42 New Street.

It is proposed that for all current BT Street Hub applications, one or more existing phone boxes would be removed. In this instance, one phone box would be removed.

An ICNIRP certificate of conformity stating that the equipment is designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP) has been submitted with the application.

RELEVANT PLANNING HISTORY

There is a reasonably lengthy planning history for the site which is referenced to, where relevant, as follows:

96/91313: Telecommunications development for the prior approval of details for above ground apparatus (within conservation area): Details approved

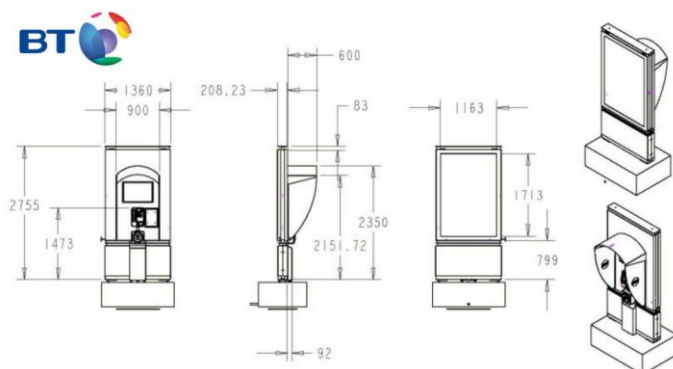
2008/92777: Telecommunication notification for the prior approval of details for erection of replacement bt payphone kiosk (within a conservation area): Details refused for the following reason:

The proposed replacement payphone kiosk, by virtue of its appearance and siting, in a prominent position within the main pedestrian shopping area of the town centre, would neither preserve nor enhance the historic character of the Huddersfield Town Centre Conservation Area or the setting of the adjacent listed buildings, contrary to Policies BE1, BE2 and BE5 of the Kirklees Unitary Development Plan as well as national guidance in PPG15 and PPG19.

2008/92778: Erection of illuminated advertising panel to kiosk: Advertisement Consent refused for the following reason:

The proposed advertisement, by virtue of its design, scale and illumination would neither preserve nor enhance the character of the Huddersfield Town Centre Conservation Area or preserve the historical character and setting of the surrounding listed buildings. As such, the proposed advertisement would be contrary to national guidance in PPG19 and PPG15, as well as Policy BE5 of the Kirklees Unitary Development Plan.

It is noted that these proposals sought a development whereby the phone box would be replaced by a large 'panel' with an externally sited and covered phone. This is demonstrated in the plans submitted for these applications detailed as follows:



2021/92548: Re-siting of BT public telephone kiosk (within a Conservation Area): Conditional Full Permission

The planning history is a material consideration which must be afforded weight in the consideration of this application and is taken into account in the assessment of this proposal.

Also of relevance in proximity to the site is the following application:

2019/91060: Advertisement Consent for erection of digital illuminated advertising panel (within a Conservation Area): Advertisement Consent Refused (a subsequent appeal was withdrawn) for the following reason:

The proposed advertisement, by reason of its visual prominence and cumulative impact alongside other advertisements within the vicinity, would add a visually unacceptable level of clutter within the public realm. This, along with the visual competition against adjacent heritage assets that would be introduced, would result in harm to the character and appearance of the Huddersfield Town Centre Conservation Area and detract from the setting of nearby Grade II Listed Buildings. The application is therefore contrary to Policies LP2, LP17(a), LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

This relates to a sign which is approximately 30m to the south of the site.

REPRESENTATIONS

Publication of the application has been undertaken in accordance with the Council's Development Management Charter by site notice and press advertisement. A precautionary approach to publicity was undertaken with the site notice setting out the development 'would affect the setting of a Listed

Building and is either within a Conservation Area or affects its setting'. Whether the development does affect these setting(s) is discussed in more depth in the 'Assessment' section of this report.

Objections have been received from a local ward member and also Huddersfield Civic Society, with the summarised concerns raised as follows:

- Will make the area a more cluttered and less inviting place for visitors to the town centre.
- Proposals will have a negative impact
- The blueprint for the town centre intended to make the pedestrian areas a less cluttered and more pleasant area for visitors to the town centre
- Permitting the addition of extra digital advertising will have a cumulative impact detrimental to the council's stated aims
- Contrary to paragraph 141 of the NPPF.
- There are already quite a few large digital structures adding more will only reduce the attractiveness of the town centre further
- Even outside the Conservation areas, they are unsightly, and allow for driver distraction.
- Surely its possible to provide both Wifi and emergency phones without these ugly additions.

CONSULTATIONS

KC Transport have provided comments setting out that whilst they support the removal of the existing BT Telephone Booth they object to the installation of a new BT Street Hub on the basis that there is already another Clear Channel screen in close proximity and the new BT Street Hub would add to street clutter and detract from the public realm aesthetics.

The response provided by KC Transport is taken into account within the 'Assessment' section of this application.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is located within the Primary Shopping Area of Huddersfield Town Centre and is within a Conservation Area as set out in the Kirklees Local Plan.

The site is approximately 3.8m from the nearest grade II listed buildings.

The site is within an Air Quality Management Area and also within an area identified as being at higher risk of ground movement as a result of former mining activity.

The following policies are considered to be of relevance in this case:

Kirklees Local Plan

- LP 1: Presumption in favour of sustainable development
- LP 17: Huddersfield Town Centre
- LP 19: Strategic transport infrastructure
- LP 20: Sustainable transport
- LP 21: Highways and access
- LP 24: Design
- LP 26: Renewable and low-carbon energy
- LP 35: Heritage
- LP 48: Community facilities
- LP 52: Protection and improvement of environment quality

Supplementary Planning Documents:

- KC Highways Design Guide 2019
- Climate Change Guidance for Planning Applications

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.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 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.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 8 – Promoting healthy and safe communities
- Chapter 10 – Supporting high quality communications
- Chapter 12 – Requiring good design
- Chapter 14 – Planning for climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

ASSESSMENT

1 – Principle of development: There is no Local Plan policy that deals primarily with telecommunications infrastructure.

Chapter 10 of the NPPF, Supporting high quality communications, is applicable, which encourages a generally positive approach to new telecommunications proposals. Paragraph 119 states that “Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being”. Paragraphs 120-123 are mainly concerned with masts rather than ground-based facilities. However, under paragraph 123 it is set out that “Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.”

Other parts of the NPPF that are considered to be of relevance:

- Chapter 7 – Ensuring the vitality of town centres. Local Planning Authorities should take a positive approach to their growth, management and adaptation.
- Chapter 8 – Promoting healthy and safe communities. Crime, and fear of crime, should not be allowed to undermine quality of life and well-being.
- Chapter 12 – Requiring good design. Development must function well and add to the overall quality of an area.

Policy LP24 sets out general principles for the assessment of all new built or operational development, in particular the following clauses are relevant:

“Development should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
- e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
- f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places”

In particular, paragraph 11.8 of the Policy Justification states that broadband provision is an important consideration throughout the district and that “All telecommunications infrastructure should be capable of accommodating changes in technological requirements, without having a negative impact on the streetscene”.

Under Policy LP17, all development within Huddersfield Town Centre must provide a safe, welcoming and inclusive destination, create opportunities for the economic development and expansion of the town, and retain and regenerate historic features.

The following transport-related policies are deemed to be relevant:

LP19 – Proposals that may prejudice the future development of identified highway improvements, traffic management schemes or proposed public transport facilities, will not be permitted.

LP20 – Development should be designed to encourage sustainable modes of travel and place pedestrians at the top of the user hierarchy

LP21 – Development should ensure the safe and efficient flow of traffic.

The Street Hub and the existing call-box could both be considered a community facility or service, which under Policy LP48 is relevant insofar as it sets out such development should be provided in accessible locations and meet the needs of all members of the community. Removal of existing community facilities will only be permitted if it is no longer required or that an alternative of equivalent or better quality will be provided. It is considered on balance that the aims of LP48 would be fulfilled in this case.

LP52 states that proposals that have the potential to increase pollution (including from noise) must demonstrate that the impacts have been evaluated and methods incorporated to prevent it having an adverse impact on quality of life and well-being of people and the environment.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities shall pay special attention to the desirability of preserving or enhancing the appearance of buildings or land within a Conservation Area. Section 66 places a similar obligation upon Local Planning Authorities with respect to the setting of Listed Buildings. In this context preservation means not harming the interests of the building as opposed to keeping it unchanged. Furthermore Chapter 16 of the NPPF states that in determining applications local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and that harm should not be permitted without a proportionate justification. This approach is also supported by Policy LP35 of the Local Plan.

2 – Impact on visual amenity & heritage: The land that is the subject of this application is within the Conservation Area boundary and any development therefore has the potential to affect its setting. It is noted that there are several Listed Buildings in very close proximity to the site and it is imperative that the impact upon their setting is fully assessed in determining the application.

42 New Street is part of a three-storey Grade II listed premises, described on the list descriptions (refs: 1228388, 1228300, 1287277 & 1228385) as:

1228388: 42 – 48 New Street: Early C19. Rendered. Pitched stone slate. 3 storeys. Stone brackets to gutter. Rusticated quoins. 7 ranges of sashes. Modern shopfronts.

1228300: 40 NEW STREET 1. 5113 (West Side) No 40 SE 1416 NW 1/945 II GV 2. Early C20. Ashlar. One storey, but full height of adjacent houses. Dentilled eaves cornice. Parapet. Central round-arched window with moulded voussoirs, keystones and moulded imposts. Flanking window and door in moulded surrounds, with cornices over on

moulded consoles. Panelled door with fanlight and ornamental transom marked "Bank" in relief.

1287277: 36 New Street: 1850. [Deeds in possession of Yorkshire Bank Ltd]. Ashlar. 3 storeys. Deeply projecting eaves cornice with shallow paired modillions. Continuous sill band to 2nd floor. Modern shop front. 3 window ranges. 1st floor windows have plain raised surrounds, central one has moulded surrounds and cornice on brackets. Continuous wind band on 2nd floor, separated by broad piers with 2 deep horizontal grooves scored in each. Glaswegian in style.

1228385: 34 New Street: C18. Whitewashed stone. Pitched stone slate roof. 3 storeys. Modillion eaves cornice. 3 ranges of C19 windows in original plain raised surrounds. Modern shopfront. Elliptically headed archway to Hawksby's Court with fine mid C19 wrought iron gates.

Historic buildings with simple vernacular detailing and ranges of timber frames sash windows on the upper floors, and high-quality shop fronts on the ground floor characterise this part of New Street. Entrance to a historic arcade (Imperial Arcade) is in immediate proximity to the site.

The street accommodates a number of features which provide a level of street furniture in terms of landscaping features, street trees, planters, seats and installations that provide infrastructure.

In the determination of the 2008 refusal (detailed in the 'Planning History' section of this report) the Conservation Team set out their response to that proposal as being:

The proposed illuminated advertising panel's to the kiosk is completely inappropriate for a conservation area, especially one which demonstrates a wealth of high architectural and historical merit, with such a distinctive character.

I feel that the structure being proposed in this application to be far too imposing on the street scene and would unhelpfully contribute to the existing clutter witnessed along this important pedestrian route within the town. Focussing on the unit itself, I have concerns with both its width and height, and furthermore given its proposed illumination capability this also provides further concern for the reason that the illuminating qualities would be too harsh and brash, therefore disrespecting the surrounding listed buildings and the overall character of the conservation area.

Given these comments I feel that this application fails to satisfy policy BE1 and BE5 for the reasons that the unit is visually unattractive, fails to create or retain a sense of local identity, and does not contribute to the preservation or enhancement of the character of the Huddersfield Town Centre Conservation Area”.

Whilst there has been a change in policies, and policies BE1 and BE5 that are referred to have been superseded by policy LP35 of the Kirklees Local Plan it is considered this commentary regarding a proposal which had a similar design remains of relevance in the consideration of this application which is on the same part of New Street. The proposal the subject of the previous refusal sought a similar development, with one illuminated advertisement panels.

One, modern designed, phone box is currently located within the proposal site and it is considered that it has a small scale negative contribution to the setting of the Conservation Area and nearby Listed Buildings. The removal of the call box would represent an enhancement to the area and the setting of surrounding buildings. If this removal is subsequently on the basis of being replaced by a Street Hub with digital advertising screens, this would not be considered an enhancement, however.

The proposed Street Hub would have a similar footprint, although is a more rectangular rather than square footprint. The Street Hub would be 3m high, sited in a prominent location on the footway. This prominence would be compounded by the illuminated digital illuminated displays on each side of the structure. This would make it a visually intrusive feature, out of character of its surroundings.

A separate application has been made for consent to display an advertisement, but the proposed screens are an essential part of the Hub, as the supporting documents make clear, and the two cannot be considered in isolation from each other. It is considered that the proposed development would not preserve or enhance the character of the Huddersfield Town Centre Conservation Area, as publicised. The impact on the setting of listed buildings is also considered. The proposal would have an increased prominence and impact than the call box it replaces particularly when taking account of the illumination and this impact.

The proposed development would lead to less than substantial harm to the setting of the conservation area and in relation to the listed buildings. It is considered that the public benefits set out in the description of the proposed development earlier in this report would not outweigh the harm caused in this instance.

The Huddersfield Blueprint is a ten-year regeneration initiative to rejuvenate the Town Centre and enhance public spaces. The Huddersfield Blueprint states that a high-quality and uncluttered public realm is one of the priorities. The installation of the proposed Street Hub and its digital screens would give rise to further illuminated street clutter and as such would not be conducive to

delivering these objectives. The proposal would therefore conflict with the aims of improving the quality of the Town Centre, its cultural heritage, open spaces and connections to them, as set out in Policy LP17.

It is therefore concluded this proposal would not accord with the aims of Chapter 16 of the NPPF, Policies LP17, 24 and 35 of the Local Plan, and the Council's duty under Sections 66 and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3 – Impact on residential amenity: The submitted documents include a Noise Management Plan which proposes different volume settings for different times of day. The Street Hub would in any case be placed within a mainly commercial setting and in a location in which there would normally be significant noise and activity on the street at all times of day. It is therefore anticipated that any noise associated with the proposed Street Hub would not significantly affect residential amenity, thereby according with the aims of LP24(b) and LP52.

4 – Impact on highway safety: The Department for Transport document "Inclusive Mobility – A Guide to best Practice" dated December 2021 suggests that the width for a footway to allow two wheelchair users to pass would be 2m with an absolute minimum of 1.5m. Where there are higher-than-average pedestrian flows, such as those found in town centres and along certain desire lines, or areas adjacent to shops and services where browsing or waiting may occur, wider footway distances may be required.

In this instance, the unobstructed width of the pavement remaining after the installation of the Street Hub would be approximately 9m / 6m from the side to the front of the nearest premises opposite far in excess of the standard minimum. It is noted that the Council's Major Projects Team have previously objected to other similar proposals in the Town Centre on the grounds that the creation of a new obstacle in a pedestrianised area would have a detrimental impact, the more so since pedestrian volume is likely to increase once the Cultural Heart scheme is delivered. However it is concluded that it would be difficult to substantiate a refusal on the basis of this concern, especially since there is a minimal additional impact in this respect as a result of the replacement of the existing infrastructure. Therefore it is considered that the proposal would not undermine the aims of any recent or proposed traffic management schemes, new walking or cycling provision, or other highway improvement schemes, and as such would not conflict with the stated aims of LP19.

Whilst, in general, planning permission for development and consent to display an advertisement are separate concepts with separate regimes of control, in this instance the proposed advertising screens are an integral part of the Street Hub and its future viability, as set out in part 2.2 of the Planning Supporting Statement. It would therefore be unreasonable to determine this application without regard to the impact of the proposed digital

advertisements. Planning Practice Guidance on advertisements (2014, amended 2019) is mainly intended as a guide to determining applications for consent to display an advertisement. Since the two criteria to be taken into account in the determination of advertisement consent applications – amenity and public safety – are also material considerations in assessing applications for planning permission, the PPG can be deemed relevant and any advice it contains, other than that relating to purely procedural matters, can be deemed relevant.

Planning Policy Guidance on advertisements lists the main types of advertisement which may cause danger to road users. The list includes, amongst other things, those which would because of their size or siting, obstruct or confuse a road-user's view, or reduce the clarity or effectiveness of a traffic sign or signal. In addition, it also refers to internally illuminated signs (incorporating either flashing or static lights), including those utilising LED technology, where the means of illumination is directly visible from any part of the road and which are subject to frequent changes of display.

The advertisements proposed here would be exactly the types of advertisement referred to above. However, the guidance in the PPG relating to advertisements in terms of public safety does not, in itself, mean that all internally illuminated signs utilising LED technology would be harmful to highway or pedestrian safety. The individual circumstances of the site and surroundings of each of the LED advertisement screen displays are, therefore, necessarily considered.

In this instance, the proposed Street Hub is in a pedestrianised zone and therefore the potential for driver distraction is minimal. Since it would not be located on or near a junction of roads used by vehicular traffic, nor a signalised pedestrian crossing, it would neither affect sight lines nor interfere with signal interpretation.

In conclusion, it is considered that the proposed development would not cause harm to the safe or convenient use of the highway, accessibility or sustainable transport objectives, and would thereby accord with the aims of LP19-21 of the Local Plan.

5 – Other matters:

Supporting high quality communications:

Chapter 10 of the NPPF, as previously stated, encourages a positive approach to new telecommunication development and requires that Local planning authorities must determine applications on planning grounds only. This approach has been followed here. Whilst it is acknowledged there may be public benefits in the development, it is considered that these are in this instance not sufficient to outweigh the highway safety and other planning concerns set out above.

Crime and disorder:

The applicant has submitted an Anti-Social Behaviour Statement which states that they will encourage feedback from the Police and local stakeholders, and sets out possible measures designed to limit the chances of crime or anti-social behaviour occurring, including blocking calls to specific numbers (only when agreed with the police, in addition to those captured under automatic anti-social call restriction) and disabling the USB port to discourage loitering. Furthermore, each Street Hub will be remotely monitored for service compliance 24 hours a day and will be physically inspected and cleaned at least every two weeks. The measures set out in the Anti-Social Behaviour Statement, it is expected, would prevent or severely limit criminal misuse (such as the Street Hub being used to conduct drug deals). It is noted that in relation to similar schemes in proximity the Police Architectural Liaison Officer did not express any concerns over previous similar schemes in the Town Centre and it is therefore considered that increased crime, or fear of crime, would not provide a reason to refuse this application either.

Biodiversity:

The site is in an urban area lacking significant green infrastructure. It is considered that the proposed development has no biodiversity implications and there would be little, if any, opportunity for ecological enhancement, if officers were minded to approve.

In terms of Biodiversity Net Gain as set out by the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). The development is considered to benefit from the de-minimus exemption as set out by The Biodiversity Gain Requirements (Exemptions) Regulations 2024 and there is no required for BNG to be provided in respect of the aforementioned legislation.

Drainage and flood risk:

The site is not in an area known to be at risk of flooding and the proposal does not create additional hardstanding. It is therefore considered to have no drainage implications.

Climate Change:

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 pre-dates 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.

According to the applicant's supporting statement, the Street Hub would be powered by 100% renewable energy. Further details of this could be sought if officers were minded to approve. The proposal is in principle deemed to be in accordance with the aims set out above, and set out in NPPF Chapter 14 and Policy LP26 of the Local Plan.

6 – Representations:

The representations received are copied below here again for completeness and a response to each provided in italics.

- Will make the area a more cluttered and less inviting place for visitors to the town centre.
- Proposals will have a negative impact
- The blueprint for the town centre intended to make the pedestrian areas a less cluttered and more pleasant area for visitors to the town centre
- Permitting the addition of extra digital advertising will have a cumulative impact detrimental to the council's stated aims
- Contrary to paragraph 141 of the NPPF.
- There are already quite a few large digital structures adding more will only reduce the attractiveness of the town centre further

These are addressed in sections 2 and 4 of this report.

- Even outside the Conservation areas, they are unsightly, and allow for driver distraction.

This matter is addressed in section 4 of this report.

- Surely its possible to provide both Wifi and emergency phones without these ugly additions.

This application is assessed on the basis of its own merits and the development proposal as applied for.

7 – Conclusion: The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF 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. It is considered that the adverse impacts of granting permission would significantly and demonstrably outweigh any benefits of the development when assessed against policies in the NPPF and other material considerations.

Recommendation - Refusal
Decision Authorisation - Delegated Powers
Application Number - 2026/90544
Officer Recommendation - Refuse permission

Reason for refusal

The proposed Street Hub would include illuminated screens on both sides. These are an integral part of the development under consideration, as set out in paragraph 2.2 of the Planning Supporting Statement. The proposed Street Hub and digital display screens, owing to their scale, prominent siting, and means of illumination, would be a visually incongruous and intrusive feature that would cause harm to the significance of the adjacent Huddersfield Town Centre Conservation Area, in which there are several listed buildings close by. The public benefits associated with the proposed development would not outweigh the less than substantial harm caused to the significance of the Conservation Area. In addition, the proposal would add further illuminated street clutter which would detract from the character of the wider Town Centre, and would prejudice the aims of the Huddersfield Blueprint, a ten-year regeneration initiative to rejuvenate the Town Centre and enhance public spaces. The proposal is therefore contrary to Policies LP17(a), LP24(a), and LP35 of the Kirklees Local Plan, Chapters 12 and 16 of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Plans and specifications schedule:-

Plan Type	Reference	Date Received
Application form		24 th February 2026
Site Location Maps	001RevA	24 th February 2026
Proposed Site Plan	002RevA	24 th February 2026
Proposed BT Streethub Elevations	003RevA	24 th February 2026
Existing and Proposed Elevations	003RevA	24 th February 2026
BT Street Hubs Beyond Connection document		24 th February 2026
ICNIRP Declaration of Conformity	HUD-05	24 th February 2026
Screen Testing for Glare document	BT SH 3.0	24 th February 2026
ILP Lighting guide 05/23		24 th February 2026
Anti-social behaviour Management Plan	Version 3	24 th February 2026
Planning Statement dated 20th February 2026	HUD-05	24 th February 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 2015 and otherwise actively engaged with the applicant in dealing with the application. The case officer did not request amended or additional plans since the planning concerns related to the principle of the development rather than details.