

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2026/44/90648/W
Site Address:	Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS
Description:	Discharge of details reserved by condition 11 (demolition strategy) on previous permission 2024/92472 for variation condition 2 (plans and specifications) on previous permission 2024/90257 for variation condition 2 (plans and specifications) on previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of site to form public realm space (inc public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (use class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (use class F1); change of use of part existing market hall building and extension to form public library (use class F1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area)
Recommending Officer:	Ellie Thornhill

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 21-May-2026

Officer Report

Application: 2026/90648

Site: Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS

Proposal: Discharge of details reserved by condition 11 (demolition strategy) on previous permission 2024/92472 for variation condition 2 (plans and specifications) on previous permission 2024/90257 for variation condition 2 (plans and specifications) on previous permission 2022/93248 for demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of site to form public realm space (inc public park and gardens, play areas, public square/outdoor event space); refurbishment and change of use of existing Queensgate Market Hall into food hall (use class E (b) sale of food and drink for consumption, mostly, on the premises); refurbishment and extension of existing library and art gallery building to form museum (use class F1); change of use of part existing market hall building and extension to form public library (use class F1); erection of indoor event venue incorporating multi-storey car park below (Sui-Generis); erection of public gallery building (class F.1); associated infrastructure on land and buildings at Queensgate Market, Huddersfield Library and Art Gallery, and Piazza (and The Shambles) Shopping Centre (part Listed Building/part within a Conservation Area)

Overview

Condition 11 has already been partially discharged under application 2024/91365 for phase one internal demolition only, which covered:

- a. Upper Ground Floor former Market Office
- a. Level 1 former Market Office
- a. Lower Ground Floor Mezzanine floor and walls
- a. Lower Ground Floor Slab and Walls (part of)
- a. External elements of building

This application seeks approval for phase two (only) which includes the Museum, Gallery, Library and Food Hall.

Condition 11: Demolition strategy

11. No demolition of any building shall take place within a component part (or combination of component parts) until a demolition strategy (to include the treatment of any temporarily, or permanently exposed external surface) has been submitted and approved in writing by the Local Planning Authority in respect of each component part of the development hereby approved. The development of that component part, or parts shall be undertaken in accordance with the approved document.

Reason: To ensure that any demolition associated with the development is carried out to a satisfactory standard for the protection of visual and general amenity of the locality.

In support of condition 11 the following documents have been submitted:

- Covering letter (reference: P24-2054)
- Demolition Statement (reference: CDT430201-ARP-ZZ-ZZ-RP-S-000017)

Consultation Response

KC Conservation and Design – Response received 12/05/2026

The DAS Addendum on the previous consent for these proposed works set out that there was an enlarged extension, being proposed at 2,828sqm (i.e. 206sqm larger than the previous consent).

The condition was imposed to ensure that the retained building fabric and architectural features and artwork are protected during and following dismantling and demolition.

Officers consider that the information submitted provides adequate information to ensure that the retained building fabric and architectural and artwork features are protected, and the details are found to be satisfactory for the full discharge of Condition 2 [sic], relevant to phases 1 and 2 of the demolition.

Assessment

As noted, this submission relates to phase 2 of the works, only.

The demolition strategy identifies the general extent of demolition to include asbestos removal and service isolation and a soft strip. Specific demolition for the new art gallery, shops adjacent to the Queensgate Market Food Hall and shops and basement to the north of the existing east west service tunnel are set out within paragraphs 2.2.2, 2.2.4 and 2.2.5. Likewise, items to be protected within Queensgate Market Foodhall are identified within paragraph 2.2.3

Officers concur with the above assessment made by KC Conservation and Design and consider the details submitted pursuant to condition 11 to be acceptable. It is therefore recommended that the details are approved.

Officers concur with this assessment and recommend that the details be approved in relation to the second phase only. This shall be clearly stated on the decision notice. However, it is noted that Condition 11 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

The development of that component part, or parts shall be undertaken in accordance with the approved document.

Recommendation: Approve details Report

Dated: 21/05/2026

Recommended Decision Notice Text

Condition 11: Demolition strategy

Pursuant to condition 11, you have submitted:

- Covering letter (reference: P24-2054)
- Demolition Statement (reference: CDT430201-ARP-ZZ-ZZ-RP-S-000017)

The information submitted pursuant to Condition 11 relates to the second phase of works, only. Per the submitted Demolition Statement, this relates to Zone 1 (Site for the Venue and MSCP) Zone 2 (Site for the proposed Museum, Gallery, Library and Food Hall).

I can confirm that the details, in so far as they relate to the identified phase, are acceptable for the initial requirement of Condition 11, and are therefore hereby approved.

The development of that component part, or parts shall be undertaken in accordance with the approved document.