

**Consultation Response from KC,
Highways Development Management**

2026/90857 HSBC, 2, Cloth Hall Street, Huddersfield, HD1 2EG

Conversion and extension of sixth floor plant room to form communal space, office and plant room area including re-cladding and new window openings, external alterations including new access door openings and replacement windows (in association with previously-approved change of use of floors 1-5 inclusive to 28 flats/studios and change of use of part of ground floor to provide associated facilities for the flats/studios, including refuse store, approved pursuant to application 2025/91221) (within a Conservation Area)

Date Responded: 04/06/2026

Responding Officer: CNB

Responding Ref: K5-7NW/31

This application is for revisions to the ground and sixth floor of an existing office building that has a previous permission for conversion to residential and retail uses under previous permission 25/91221.

The proposed residential and commercial use will have access points from New Street and Cloth Hall Lane, these are 30mph one-way town centre access roads of approximately 6m width on New Street with parking and loading bays on both sides and 7m width on Cloth Hall Street with loading bays and pedestrian widening. These form a cross-roads junction with New Street and King Street, both of which are part of the town centre pedestrianised zone.

Around the frontage of the proposal site both streets have No Waiting At Any Time with No Loading TRO restrictions.

The site is located within Huddersfield town centre and is approximately 290m from the bus station and 330m from the railway station with a great number of shops and services located within a short walking distance.

There are to be no changes to the basement and floors 1 to 5 and these will remain as approved in previous permission 25/91221. The changes to the ground floor are to relocate the bin storage room to allow access to the commercial use from New Street and the creation of two new access points fronting on to New Street for the refuse access and the residential access. Previously the commercial use only had an access on to Cloth Hall Street and the waste and residential access on to New Street was shared between these two uses.

The proposals for the changes to the ground floor will not be expected to have any adverse impact on the highway and as such these are acceptable on highways grounds.

The changes to the sixth floor are to remove the plant room and replace this with an office and a communal space for the residents accessed via a new stairway and the existing lift. These changes would not have an impact on the surrounding highway or highway safety and are therefore acceptable on highways grounds.

With this we consider the proposals to be acceptable on highways grounds.