

Appendix 4.2 – Desk-Based Archaeological Assessment– Section 73 Application.

On behalf of Kirklees Council

Date: March 2026 | Pegasus Ref: P24-2054_R002v2_HT_SB_LG_

Author: Simon Britt IHBC MRTPI and Laura Garcia MCIfA



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	August 2024	SB & LG		
2	March 2026	SB & LG		Amends to scheme.



Contents.

1. Introduction.....	1
2. Site Description and Planning History.....	3
3. Methodology.....	5
4. Planning Policy Framework.....	6
5. The Historic Environment.....	7
6. Archaeological Potential	26

Appendices contents.

Appendix 1: Methodology.....	31
Appendix 2: National Planning Policy Guidance.....	37
Appendix 3: Local Plan Policy	44
Appendix 4: Gazetteer	46
Appendix 5: Figures.....	48
Appendix 6: Historic Maps.....	52
Appendix 7: Sources.....	53

1. Introduction

- 1.1. Pegasus Group have been commissioned to prepare a Desk-Based Archaeological Assessment to accompany a Section 73 (S73) application on behalf of Kirklees Council ("the Applicant") to facilitate changes to the approved plans and documents (as identified by Condition 2) and the description of development for the existing Library and Gallery building phase of the consented 'Our Cultural Heart' (OCH) development in Huddersfield, as shown on the Site Location Plan provided at Plate 1.

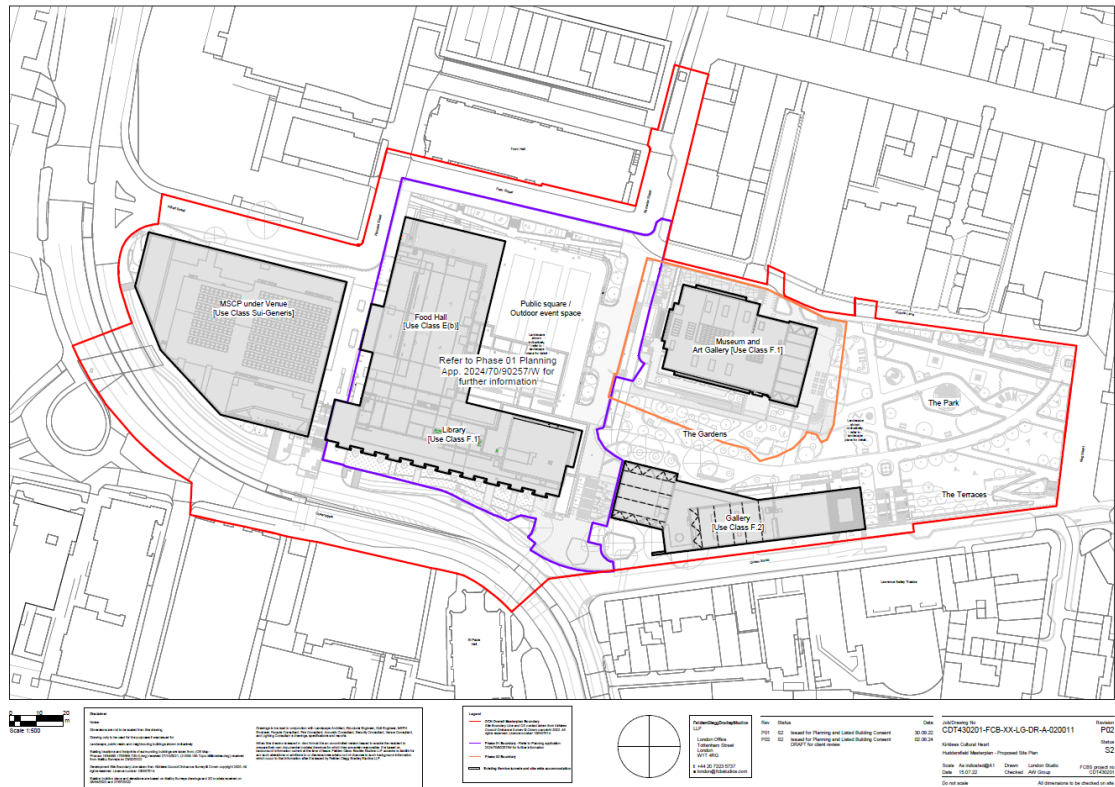


Plate 1: Site Location Plan – (orange boundary includes the Library and Art Gallery subject of the Section 73 application).

Proposed Development

- 1.2. The Site covers an area of approximately 0.4 ha of Huddersfield Town Centre and includes the Grade II Listed Building – the Library and Art Gallery. Within 250m of the Site boundary are 155 Listed Buildings and 1 Conservation Area.
- 1.1. This Desk-based Archaeology Assessment provides information on the significance of the archaeological resource to fulfil the requirement given in paragraph 207 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:

"...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".¹

- 1.2. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the archaeological resource, following paragraphs 212 to 216 of the NPPF, any harm resulting from the proposed development is also assessed and described.
- 1.3. As required by paragraph 207 of the NPPF, the detail and assessment in this Report is considered to be *"proportionate to the assets' importance"*.² The significance and impact on the Listed Building in and around the application Site and heritage assets in its vicinity are discussed further in the:
 - Built Heritage Impact Assessment & Setting Assessment (Pegasus Group, March 2026)
 - Heritage Statement: Volume 4 – Library and Art Gallery: Assessment of Significance Hall (Fielden Clegg Bradley Studios, March 2022); and
 - Library and Art Gallery: Heritage Impact Assessment (Pegasus Group: March 2026).

¹ Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, December 2024), para. 207.

² MHCLG, NPPF, para. 207.

2. Site Description and Planning History

Site Description

- 2.1. The Site area remains as per the approved application; however, the Section 73 application relates primarily to the Grade II Listed Library and Art Gallery and its immediate surrounds and is the area which this report focuses on.
- 2.2. The Site includes an area of open space to the north (Nelson Mandela Corner), separating the Library and Art Gallery from existing buildings. The open space is generally characterised by hard landscaping and limited street furniture and landscaping in terms of treatment within the public realm.
- 2.3. The Site is within the setting of the Grade II Queensgate Market which forms part of the 1960s and 1970s Murrayfield retail redevelopment, the majority of which has planning permission to be demolished and redeveloped, except for the Grade II Queensgate Market, which has permission to be altered.

Planning History

- 2.4. Planning Permission and Listed Building Consent was originally granted as below:
 - 2022/48/93248/W Planning Permission for–Demolition of existing Piazza shopping centre; part removal of Queensgate Market; demolition/retention of service tunnels; redevelopment of the Site to form new public realm space (including 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 F.1); change of use of part existing market hall building and extension to form public library (Use Class F.1); 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)– Approved 21st July 2023.
 - 2022/65/93234/W –Listed Building Consent for alterations, refurbishment and extension to accommodate new museum – Approved 21st July 2023.
- 2.5. Subsequently, in August 2024 a S73 (LPA reference 2024/92472) and an accompanying revised LBC (LPA reference 2024/92473) was submitted to the LPA relating to the existing library and gallery building only. This S73 application was approved 23rd April 2025, with the LBC granted 14th November 2024. Collectively, these applications accommodated changes to the design led by the retention of the existing gallery use within the building and for this to operate alongside the new museum use.
- 2.6. It is noted that in the determination of the above applications **no concerns or objections to the proposals were raised on archaeological grounds.**
- 2.7. Since the grant of these applications, the building has been subject to further analysis and design iteration. These changes are set out below and set out how the scheme will integrate

into the current Site context and also the further development of the overall OCH masterplan.

- 2.8. Discussions have been held with the Local Planning Authority, particularly the Council's Conservation Officer, and this has resulted in a number of amendments and clarifications to the scheme prior to this submission.
- 2.9. It is important to note that all works remain within the existing red line boundary, with the submitted drawings showing the extent of works within that wider red line boundary and specific to this building and its immediate surroundings application.
- 2.10. Phase 1 of the development is underway, leading toward the completion of the new library, food hall and outdoor event space.
- 2.11. At this stage, the remaining elements of the overall OCH Masterplan (such as the new build gallery, the venue/MSCP and the public realm) continue to form the baseline of the overall scheme, until it may or may not be amended. This ES Addendum chapter considers the effects of these changes, against that baseline.

3. Methodology

- 3.1. The aims of this Report are to assess the significance of the heritage (archaeological) resource within the Site/study area, and to identify any harm or benefit to it which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.
- 3.2. This assessment considers archaeology and specific focus on the Library and Art Gallery, which is the subject of the Section 73 application.

Sources

- 3.3. The following key sources have been consulted as part of this assessment:
- The National Heritage List for England (NHLE) for information relating to designated heritage assets;
 - The West Yorkshire Archaeology Advisory Service (WYAAS) Historic Environment Record (HER) for information relating to recorded built heritage assets;
 - Historic maps held by the West Yorkshire Archive Service, those available online from The Genealogist, Groundsure, and Promap webSites;
 - Previous published and grey literature reports relating to the development and town planning of the Application Site and environs; and
 - Historical photographs held by the West Yorkshire Archaeology Advisory Service, and historic satellite imagery available on Google Earth.

Site Visit

- 3.1. Site visits were undertaken by Heritage Consultants³ from Pegasus Group throughout 2021, in August 2022, and regularly since 2024 during which the Site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

Assessment Methodology

- 3.2. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 1**.

³ By the authors of this report.

4. Planning Policy Framework

Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.⁴
- 4.1. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.⁵ Whilst works to Scheduled Monuments are subject to a high level of protection; it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 4.2. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁶

National Planning Policy Guidance

- 4.3. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*, an updated version of which was published in December 2024. The *NPPF* is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance documents to be read alongside the *NPPF* and which contains a section related to the Historic Environment.⁷
- 4.4. Full details of the relevant national policy guidance is provided within **Appendix 2**.

The Development Plan

- 4.5. Planning applications within Huddersfield are currently considered against the policy and guidance set out within the *Kirklees Local Plan Strategy and Policies* (adopted 27th February 2019).
- 4.6. Details of the policy specifically relevant to the application proposals are provided within **Appendix 3**.

⁴ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

⁵ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

⁶ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

⁷ Department for Levelling Up, Housing and Communities (DLUHC), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

5. The Historic Environment

- 5.1. This section provides a review of the heritage assets and recorded archaeology resource within the Site and its vicinity in order to identify and assess the potential for below-ground archaeological remains.
- 5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix EWY and HER 'monument' numbers have the prefix MWY. It is noted that a number of the HER records in the gazetteer and shown on Figure 2 are also Listed Buildings – and thus duplicate the designated asset data.
- 5.3. A gazetteer of relevant heritage data is included at **Appendix 4**. Designated heritage assets and HER records and all designated assets and HER Records and Events are illustrated on Figures 1 – 3 in **Appendix 5**.

Previous Archaeological Works

- 5.4. A small number of archaeological events are recorded within the WYHER within the study area, however none of these have taken place within the Site. Several of the events are building recording prior to the redevelopment or demolition of buildings, with a further small number of events being field visits to observe works being undertaken at heritage assets.
- 5.5. There are six records of intrusive fieldwork events or watching briefs within the study area. Again, none of these were undertaken within the Site boundary:
- EWY4671 – Watching brief, 1983 – Church of St Peter, Kirkgate – no human remains or features of archaeological significance encountered;
 - EWY4672 – Watching brief, 1984 – Church of St. Peter, Kirkgate – revealed disturbed burials and building debris;
 - EWY6322 – Evaluation in 1988 – Venn Street – Two trenches out of six found archaeological deposits including a stone flag lined pit with preserved organic remains and 14th century pottery. Also identified was a pit with post-medieval pottery associated with a shallow linear feature;
 - EWY6289 – Watching brief, 2000 – land at Kirkgate, Venn Street – no archaeology observed;
 - EWY7280 – Evaluation and excavation, 2006 – St. Peter's Church, Kirkgate – 24 skeletons and significant quantity of disarticulated bone were recovered in grave plots with post-med pottery.;
 - EWY6098 – Excavation, 1999 – Land off Venn Street, Kirkgate – following evaluation of EWT6322 – excavation identified two phases of activity of late medieval and post-medieval date. The stone flag pit was identified again and was associated with gullies indicating a possible industrial purpose for this feature; and
 - EWY7760 – Evaluation at excavation, 1999 – Low Street – cellars from late 18th century buildings were identified but no further archaeological material.

- 5.6. The results of these works are discussed below, where relevant to the potential archaeological resource of the Site.

Topography and Geology

- 5.7. The topography of the Site is a gentle slope down to the east. The Site slopes from approximately 90m aOD to its the west to approximately 80m aOD in the east.
- 5.8. The solid geology of the Site is Middle Band Rock – Sandstone. The superficial geology of the Site is formed of Head deposits of clay, sand, silt, and gravel.

Archaeological Baseline

Prehistoric (pre-43 AD)

- 5.9. There is no recorded evidence for prehistoric activity within or near the Site.

Romano-British (AD 43 – 410) and Early Medieval (410-1066)

- 5.10. There is no recorded evidence for Roman activity within or near the Site. The earliest recorded activity of interest is within the early medieval period of 410 – 1066. Huddersfield was recorded in the Domesday Book of 1086 as *Odresfeld* indicating there was a settlement here prior to the Conquest. The land was owned by Godwin before and after the Norman conquest. The name of Huddersfield is derived from the Old English meaning 'open land of a man called *Hudraed*'.

Medieval (1066 – 1539)

- 5.11. There is evidence of medieval activity within the study area, mainly deriving from fieldwork events that have taken place within the area (MWY20040- a medieval flag lined pit). These fieldwork events have been used to identify the medieval core of Huddersfield (MWY3483) which is located to the north of the Site, north of Kirkgate and adjacent to St. Peter's Church. An evaluation (EWY6322) and excavation (EWY6098) at Venn Street to the northeast of the Site uncovered pits and other features containing medieval pottery from the 14th and 15th century, with later phases of activity identified from 17th century pottery. The excavation on this site uncovered evidence of a medieval building with a possible industrial function as shown by the existence of a large pit, 19m by 5m in plan and 1m deep with a flagged floor and associated gullies. It may have been used as a water source for a nearby mill as there does not seem to be evidence of tanning or textile manufacture in proximity to this site.

Post-medieval (1540 – 1800) and Modern (1801 – present)

- 5.12. The post-medieval period saw the most significant change and growth within the Site and its surrounds, a period which aligns with the pre-eminence of the Ramsden family as major Huddersfield landowners. There is ample evidence of this period still extant within the town and in proximity to the Site.
- 5.13. It was the rise of the textile industry and the industrialisation of the process which led to the growth in size and wealth of Huddersfield. The wool industry was primarily small-scale and on a cottage industry basis until the 18th century when new mills were constructed in Chancery Lane and the construction of the Cloth Hall (MWY6926) in 1766 (now demolished)

as a market hall. The emergence of an improved transport network with the construction of canals also facilitated the increase in the scale of the textile industry. A branch canal was constructed between 1774 and 1780 by John Ramsden, 4th Baronet which linked Huddersfield with the Calder, allowing a substantial increase in the ability to trade goods.

- 5.14. It was this influx of wealth which spurred the rapid expansion of the settlement in the late 18th century which included workers cottages such as those at Wormald's Yard (MWY7322). The Ramsden estate continued to expand through new acquisitions, most notably through the 1786 enclosure award which allocated 286 out of 323 acres of local common land to Sir John Ramsden. This period witnessed the creation of King Street which originally linked to Apsley Basin via a road named The Shore (now demolished by the ring road development). The Basin formed the terminus for the branch canal, around which local boatbuilding and ropemaking industries subsequently emerged.

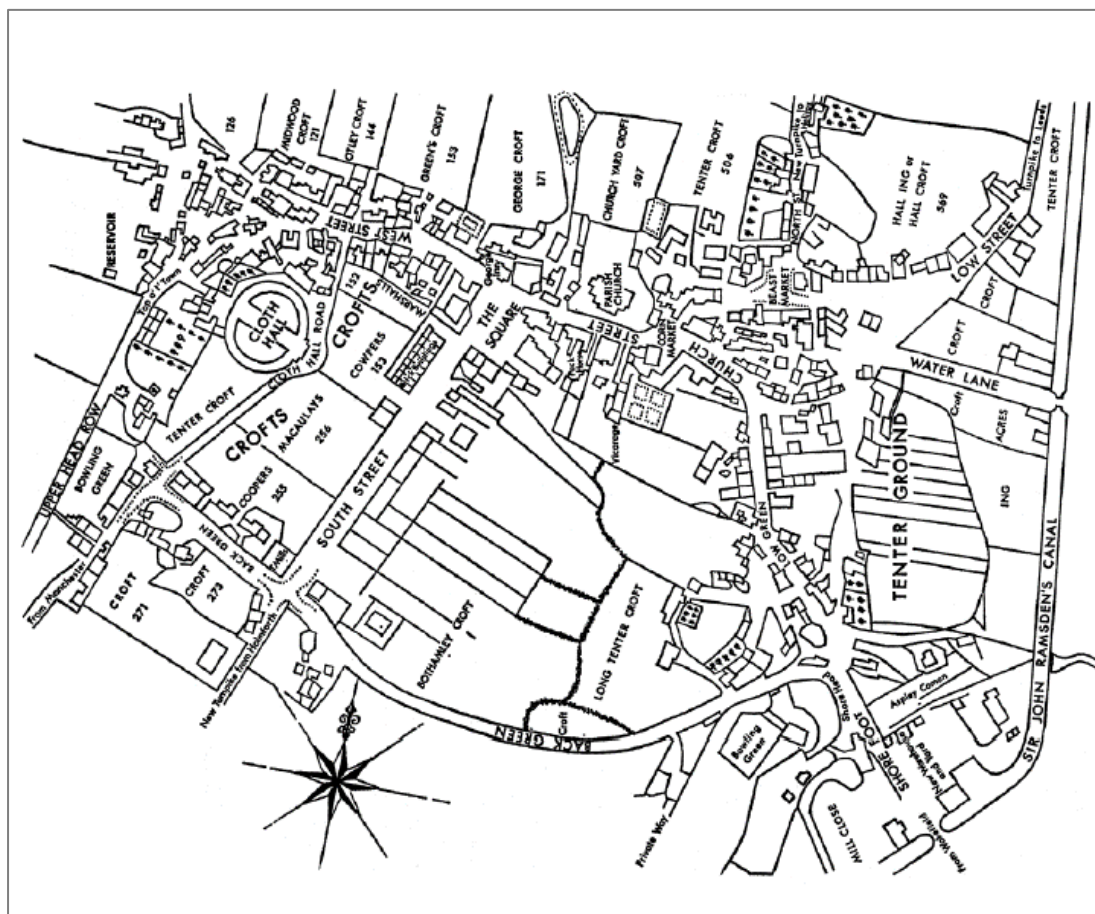


Plate 2: Map of Huddersfield, 1778.

- 5.15. Prior to the 19th-century the town centre was focused along the line of modern Westgate. The development of a new town centre for the growing textile town owes much of its layout and appearance to the local builder and engineer Joseph Kaye and the Ramsden Estate surveyor, George Loch in the 19th century. They laid out much of the sloping ground to the south of Westgate with new principal streets, including King Street, Queen Street and Cross Queen Street (Plate 3). Whilst these streets terminated with views of churches or the Cloth Hall (now demolished) (MWY6926), others, including, Ramsden Street, Princess Street and eastwards from King Street had views towards the surrounding countryside and hills.

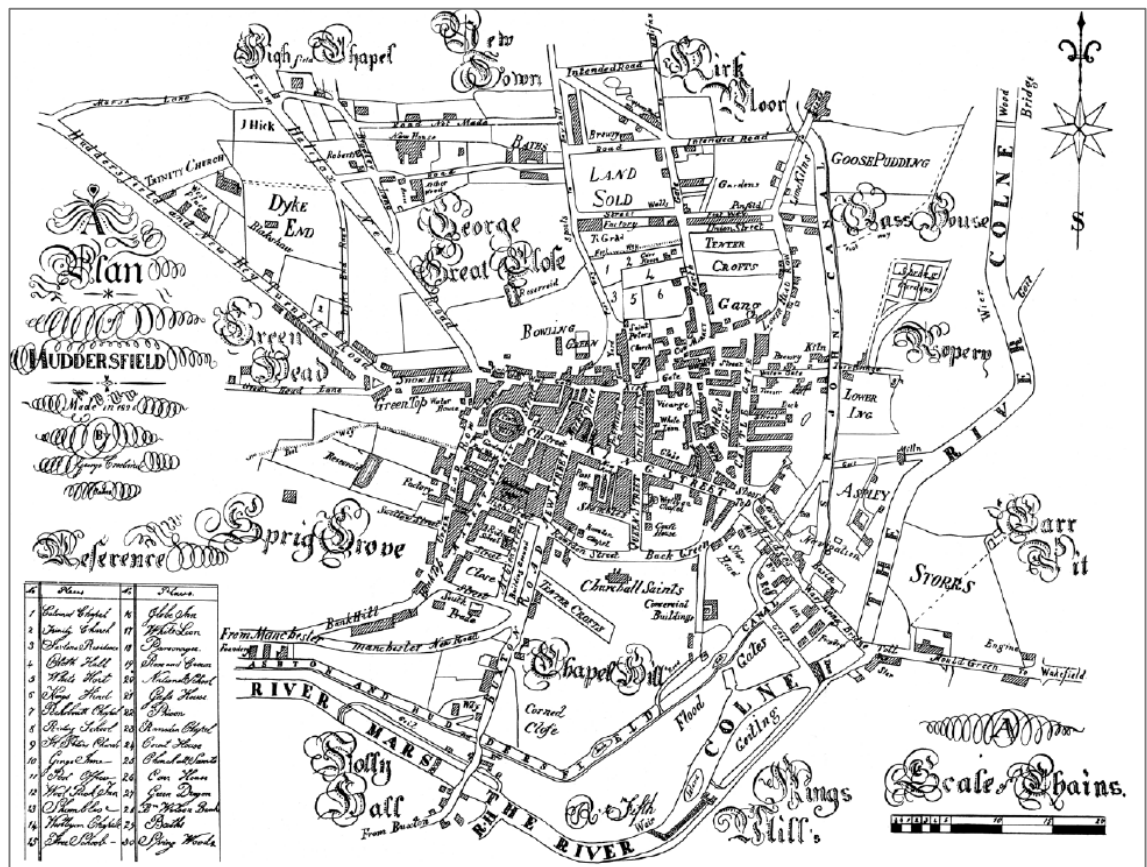


Plate 3: 'A Plan of Huddersfield', George Crossland, 1826.

- 5.16. Whilst the streets had already been laid out, the study area and immediate surrounds in the mid-19th-century was still more loosely developed than surrounding areas (Plate 4). The area north of Ramsden Street was divided into four blocks by Shambles Street, Swine Market and Bull and Mouth Lane. The 'New Market' that stretched between King Street and Swine Street is likely a reference to the market moving, this time from the market square that was further north. The market space included the shambles, which as expected, contained butcher shops and abattoirs. Swine Market is reference to the pig market that was held in this area. The market area is understood to have been used for fairs also. The area around the Congregational Chapel that stood on Ramsden Street was sparsely developed for many years after its opening in 1825.

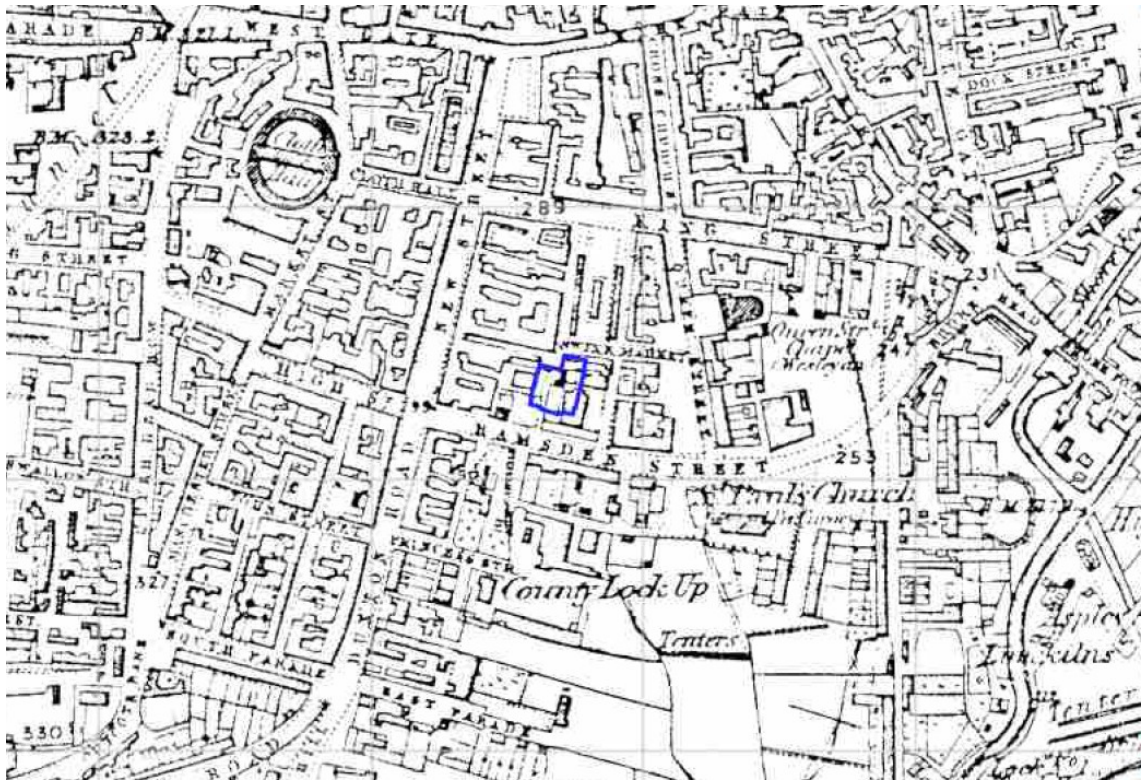


Plate 4: Ordnance Survey plan, 1854

5.17. The Chapel (Plate 6) was one of the largest buildings in the town at the time and occupied the Site of the current Library and Art Gallery. To its rear was the police station, with yard, cells and watch house (closed in 1898). To the east of the Chapel was the Philosophical Hall, built in 1837, where meetings and concerts took place, and the Apollo Gymnasium which was built in 1847. The south side of Ramsden Street had recently been developed by the middle of the century but beyond were still open fields.



Plate 5: The Ramsden Street Congregational Chapel, courtesy of Museums and Galleries, Kirklees Borough Council.

- 5.18. The expansion of the town also resulted in construction of numerous commercial buildings including public houses such as the Albert (MWY1356) and the Royal Swan Public House (MWY8056).
- 5.19. In 1868 the Huddersfield Corporation was formed, superseding the Huddersfield Improvement Commissioners. The Corporation was the municipal borough administrative body.

- 5.20. By the 1890s the study area had been developed further, notably with a new market hall, built in 1880. Swine Street had been renamed to Victoria Street and a new lane from Bull and Mouth Street to Queen Street had been laid out.
- 5.21. The detailed Goad Fire Insurance Plan shows that the study area was a mix of civic, commercial, and residential buildings with the application Site occupied by the Ramsden Street Congregational Church, with a range of shops, dwellings, public houses and a Sunday School between two and three storeys high and arranged around two yard areas occupying the land immediately to the north of the church (Plate 6 and Plate 7).

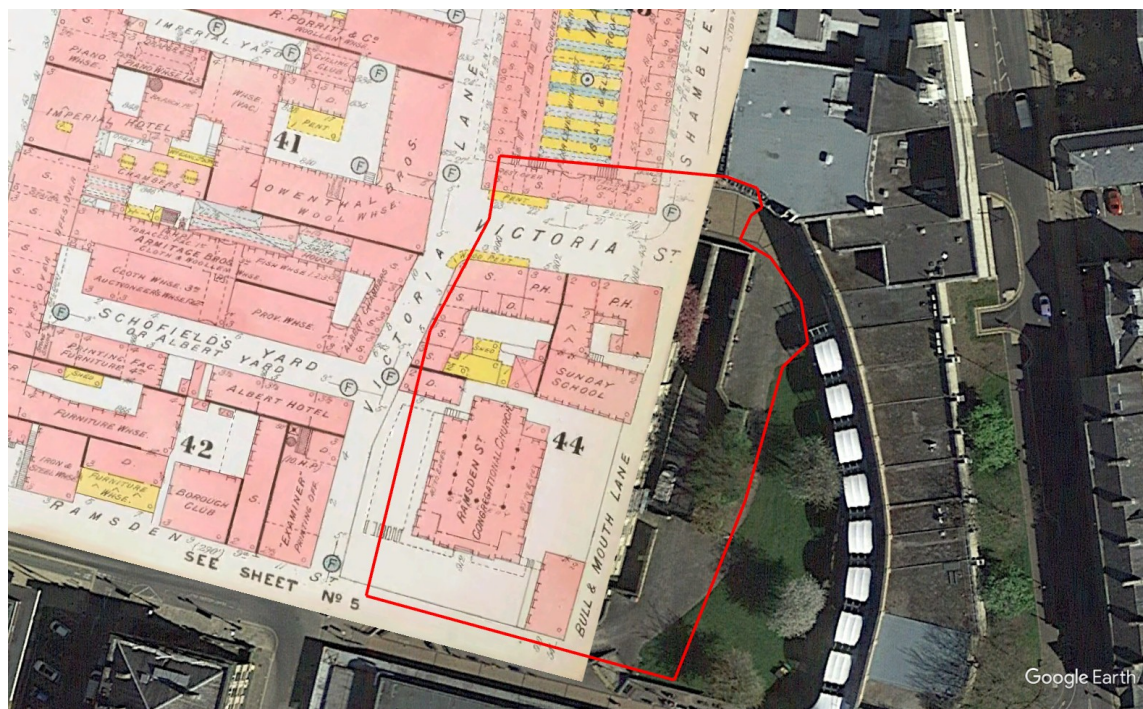


Plate 6: Goad Fire Insurance plan, 1887 shows building uses but only partially for the study area.



Plate 7: Ordnance Survey plan, 1890.

- 5.23. The most notable change in the area in the early years of the 20th century was the building of the new Picture Theatre on Ramsden Street in 1912. In 1920 the manor of Huddersfield, which had been in the ownership of the Ramsden family since 1599, was sold to the Huddersfield Corporation for £1.3m, making it one of the largest municipal landholdings, and it was not long afterwards that thoughts were given to the modernising and replanning of parts of the town centre.



Plate 8: Ordnance Survey plan, 1918

- 5.24. In 1933 the Borough Engineer, W. Jagger produced a detailed scheme for a new range of municipal offices on Ramsden Street and a new fire station between Ramsden Street and Princess Street, on the site of the current Queensgate Market. The scheme was never built and only a year later the site on the north side of Ramsden Street was chosen for a new Library and Art Gallery (HER Ref: MWY6930), the application Site. The library occupied the site of the Ramsden Street Chapel which was demolished in 1934 and was designed by E.H Ashburner, with classical style statues with a modernist influence flanking its entrance steps designed by James Woodford. The building was completed in 1940 but not fully in use until after the war in 1945.



Plate 10: Aerial view of the Site and town centre in 1934. Source: Historic England, ref: EPWO45317

5.25. At the time the library was built, the northern elevations were obscured by existing buildings, including the Bull and Mouth public house and thereby it did not respond architecturally to the street as successfully as the elevations to Victoria Lane, Bull and Mouth Street (now the access to the below ground service roads) and Ramsden Street. The architect appears to have been fully aware that there was scope for future redevelopment and the original drawings identify this area to the back of the library as being an area for a 'possible future extension'.



Plate 9: The Library and Art Gallery shortly after construction –courtesy of Museums and Galleries, Kirklees Borough Council

5.26. The Corporation were forward thinking during the Second World War and commissioned a Planning Consultant (Longstreth Thompson) to plan for an improvement scheme for the central area of Huddersfield. This plan was widespread and was an attempt to address some of the traffic and parking issues. In relation to the study area, the proposals were for a new municipal complex including a new Town Hall, Council Chamber, Municipal Offices, Magistrates Court and Police Offices on land between Ramsden Street and Princess Street, again on the site of the current Queensgate Market (Plate 11). This new civic group had also been designed by E.H Ashburner and would have been likely to have been similar in style, character, and appearance to the newly built library, which would be retained. Sketch plans show that the entrance to the new Council Chamber would have been directly opposite the library entrance (Plate 12).

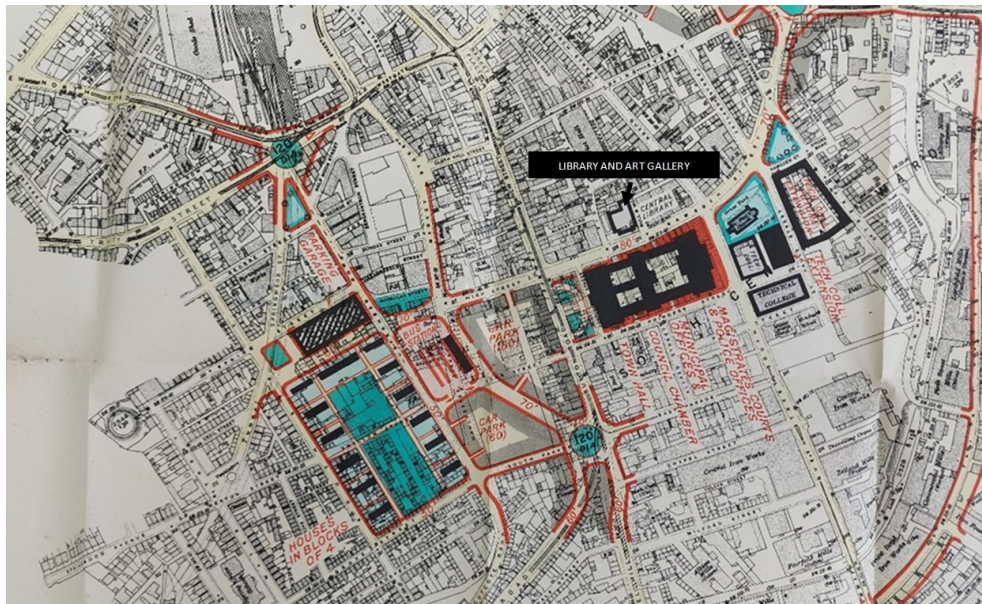


Plate 11: The improvement scheme for the central area drawn in 1942 – courtesy of Huddersfield Library.

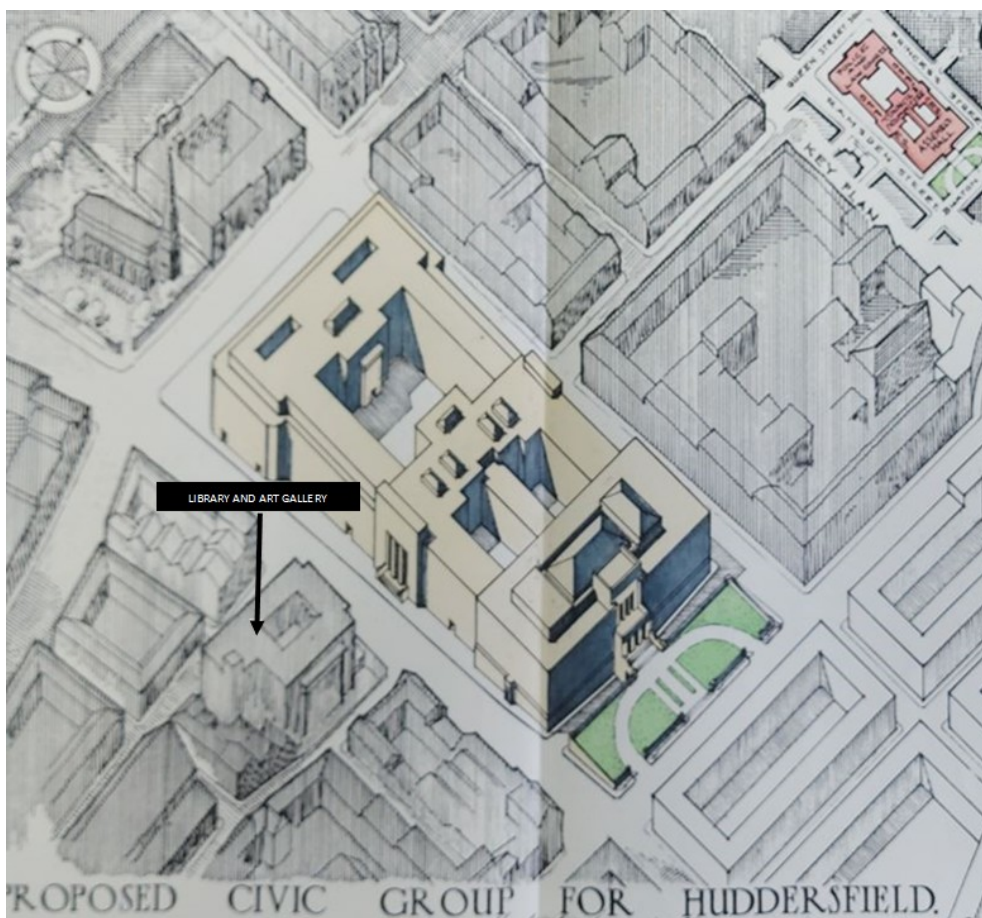


Plate 12: The Civic Group as designed by Ashburner – courtesy of Huddersfield Library.

- 5.27. The following year, 1943, local architect Clifford Hickson produced his scheme for the redevelopment of the central area, which included an outer ring road and boulevards with circuses. The site of the current Queensgate Market (HER Ref: MWY7312) was to be a Theatre Centre, whilst the Library and Art Gallery was to be flanked on either side with a new Museum and Civic Centre. The vision included a university where the Technical College was, which was loosely integrated with the central area, terminating views along Ramsden Street (Plate 13).



Plate 13: Scheme for the future development of the central area drawn in 1943– courtesy of Huddersfield Library.

- 5.28. Huddersfield town centre survived the Second World War largely unscathed and unlike many other towns and cities its post war redevelopment came about through desire to address the increasing problem of traffic which called for newly pedestrianised shopping areas, and better car parking and traffic management. In 1954 the central area was again the focus of the redevelopment plans and Borough Architect and Planning Officer, S.M Richmond, prepared plans for two areas with Area A being to the north of Buxton Road and the Town Hall, and Area B being to the south of the Town Hall and to the west of Ramsden Street (Plate 14). Once again, the proposed development area was the current Queensgate Market and multistorey car park (the latter was demolished in 2021). This area was again to be new Municipal Offices, Magistrates Courts, Police Station and Health Centre ranging from three to five storeys high.

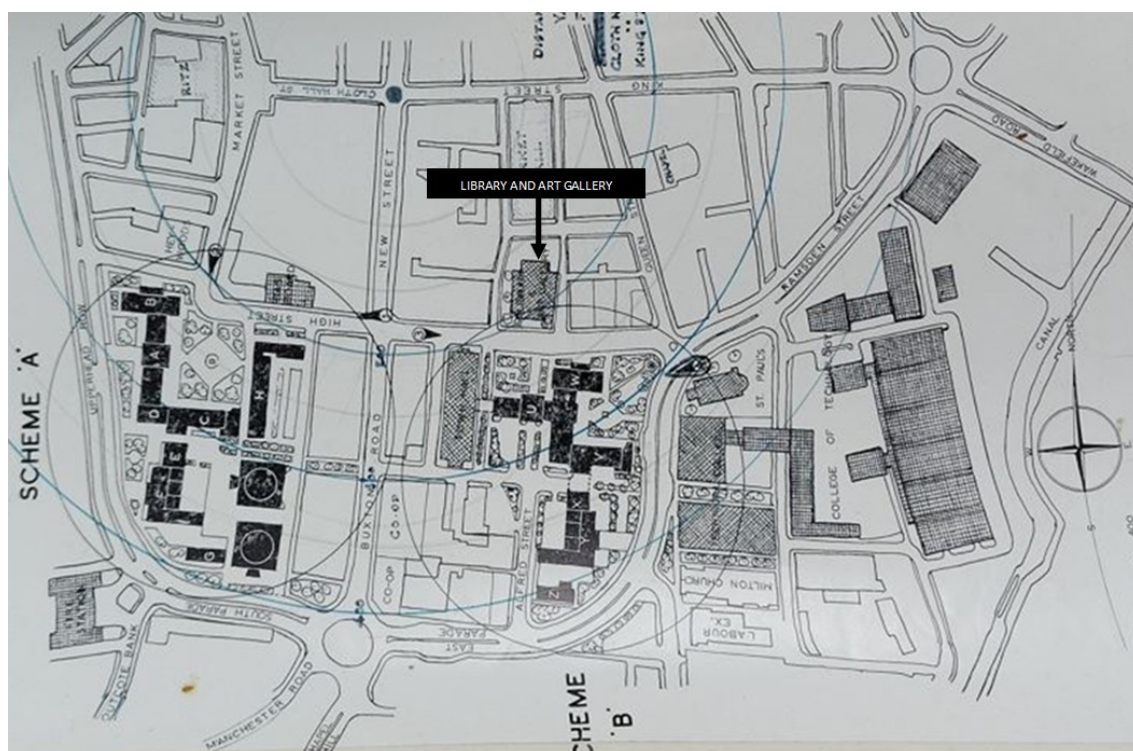


Plate 14: The central area development plan as shown in 1958 – courtesy of Huddersfield Library.

- 5.29. However, the surrounds of the application Site owe its layout and appearance to Murrayfield, a development company set up in 1958, working with the architects J Seymour Harris Partnership. Murrayfield approached the Huddersfield Corporation in 1960 to discuss the redevelopment of the town centre. This ultimately resulted in the Corporation identifying an area much larger than first intended to be redeveloped. This now included the area bounded by Buxton Road, Princess, Alfred, Queen, Ramsden and King Street, but excluded the Town Hall and Library and Art Gallery.



Plate 15: National Grid plan, 1960 – prior to the Murrayfield redevelopment.

5.30. The architects proposed a new retail scheme which was influenced by the design of American shopping and office developments and included purpose-built service areas and pedestrianization, but to a scale appropriate to the town (Plate 16). The scheme was built in four phases from 1966 to 1971.

- Phase I (started 1966): This was for a block of 19 shops, with offices above, on the east side of Buxton Road (outside of the study area). The units are serviced by an underground subway.
- Phase II (started 1966): This was the new market hall (Queensgate Market), car park and small shops, accessed by underground service subway.
- Phase III (started 1969): This was a new block for 26 shops on the Site of the old market hall and again serviced from an underground subway (HER Ref: MWY20125)
- Phase IV (started 1971): This was for demolition of all buildings on the west side of Queen Street up to Bull and Mouth Street and Shambles Lane and the rebuilding with shops, and again serviced from an underground subway. This phase also included the demolition of buildings on the north and west side of the library and gallery to create the public open space to create a restful place for shoppers and to open up a view of the library (HER Ref: MWY20125)

- 5.31. The redevelopment was able to take advantage of the new ring road which had first been suggested in the 1950s but came to fruition in the 1960s under borough engineer Arthur Leslie Percy, allowing both easy access for deliveries and shoppers to the new multi-storey car park.



Plate 16: The phases of the Murrayfield Development – courtesy of Huddersfield Library.



Plate 17: The Murrayfield Development with all Queensgate Market completed and occupied, as shown on the Goad plan, 1983.

5.32. This extensive redevelopment of Huddersfield in the 1960s and 1970s led to a substantial reordering of the street pattern that had evolved over the preceding 200 years. Consequently, the town witnessed the loss of several streets, effectively reducing the connectivity of the area with its surrounding townscape and significantly altering the form, levels and density of the urban grain. Within the specific area and surrounds of the development Site, these included:

- Victoria Street (formerly Swine Street) which connected Victoria Lane to Queen Street.
- Bull and Mouth Street which connected Ramsden Street to Victoria Street.
- Cross Queen Street which connected Bull and Mouth Street to Queen Street.
- Shambles Street, this connected Victoria Street to King Street, but has been retained as a covered shopping arcade.
- South side of King Street.
- West side of Queen Street.
- East side of Victoria Lane.

- Ramsden Street; Back Ramsden Street and Princess Street.



Plate 18: Left: Shambles Street from Victoria Street. Right: The Market Hall and shops on King Street. Source: Huddersfield Civic Society.



Plate 19: Left: The Bull and Mouth Public House at the corner of Bull and Mouth Street and Victoria Street. Right: Bull and Mouth Street from Victoria Street, looking towards Ramsden Street, where Queensgate Market stands today. Source: Kirklees Image Archive.



Plate 20: Left: Shambles Street from Victoria Street. Right: The Market Hall and shops on King Street. Source: Kirklees Image Archive.



Plate 21: Queen Street looking towards King Street junction in 1910. Right: Queensgate from the junction with Ramsden Street, now Queensgate in 1964. Source: Kirklees Image Archive.



Plate 22: Bull and Mouth Street and the east elevation of the Library and Art Gallery, prior to the Murrayfield redevelopment.

- 5.33. This redevelopment of the area surrounding the Library and Art Gallery in the mid-20th century was wholesale, removing all the earlier buildings to its north, east and south, and reordered the street pattern, creating new streets and removing older ones. The redevelopment of the area altered its character and removed historic legibility.
- 5.34. The redevelopment of the part of the Site and its surrounds during the 20th century and especially with the Murrayfield redevelopment of the 1960s and 70s also witnessed the construction of a series of service tunnels and subways to facilitate service access to the shops above and access to the car-parking areas. In addition to the service tunnels, the buildings also had rooms below-ground to provide further storage areas. The construction of the new development of the retail scheme required significant changes to ground-levels. This is most noticeable along the east elevation of the Library and Art Gallery where a retaining wall was built to support the precinct gardens and to provide an access to a service tunnel, this resulted in the alignment of the former Bull and Mouth Street alongside the Library and Art Gallery appearing subterranean.
- 5.35. Beyond the Murrayfield scheme, other developments since the mid-20th century have continued to shape Huddersfield's urban fabric. Since the late-19th century, the Technical College (now the University of Huddersfield) has continued to expand beyond its original home in the Ramsden Building, with significant expansion of the campus taking place between the 1950s and 1970s. This expansion took place through acquisition of existing sites (such as the former Milton Congregational Church, Grade II) or through construction of

new buildings. The Central Services Building by Manchester architects Hugh Wilson and Lewis Womersley, completed in 1977, is one such example that exists today and is representative of the general expansion of Polytechnic campuses seen nationally at the time.

- 5.36. Running parallel to these urban investment projects was the national move away from mechanised industries toward a service-based economy, which spelt the closure of several of the town's mill buildings. Some such as Firth Street Mills (mid-19th century, Grade II) have since been converted to new uses, however many were lost.
- 5.37. More recent developments since the 1970s, such as the Kingsgate Centre in 2002, continue to play a part in reshaping the urban fabric of Huddersfield, albeit to a lesser extent than the Murrayfield development, which marks one of the largest master planning schemes in the town's modern history.



Plate 23: The area in 2021 with the Library and Art Gallery with public gardens central to the area with the 1960/70s Murrayfield development surrounding.

6. Archaeological Potential

- 6.1. This section sets out the archaeological potential of the Site, utilising historic mapping and available evidence from ground investigations.
- 6.2. The proposed Site is located south of the medieval core of Huddersfield. Previous archaeological investigations to the north of the Site boundary have identified evidence of medieval and post-medieval activity, for example the excavation at Venn Street (EWY6098) in 1999 which identified a pit (MWY20040) with an associated building of unknown function preserved beneath.
- 6.3. The application Site, as mentioned, is south of the medieval and post-medieval core and is not likely to have seen much if any activity prior to this. Indeed, the area where the Ramsden Street Congregational Church was constructed was known as a favourite haunt for mushroom gatherers. As such, the potential for archaeology of these periods within the Site boundary is low. As described above, the first mapped development of the Site occurred in the 19th century and the Goad Fire Insurance Plan of 1887 shows that the whole Site was occupied by buildings. The initial construction of these buildings would have caused below-ground disturbance within the area, though as stated the potential for any earlier deposits here is low.
- 6.4. The 1887 Goad Fire Insurance Plan provides an extremely high level of detail regarding the buildings and layout within the Site in the late 19th century. The Goad plans provide information on the building material, the roof material, the height of the building, whether basements were present, the function, the type of walls, the number of windows, skylights and many additional features. For the Site, the Goad Plan shows that the majority of the buildings were brick with tile roofs. Buildings were between 2 and 3 storeys and a mix of residential, commercial and civic.
- 6.5. The plan indicates that none of the buildings within the Site boundary had a basement and therefore there may not have been excessively deep disturbance in this phase of construction of buildings within the Site, however this also means that when the buildings were demolished in the mid-20th century for the redevelopment, this makes it far more likely that the foundations were removed, rather than as is sometimes seen where the demolition rubble is pushed into the basement void and capped over for the new construction above, as demonstrated by other fieldwork events within Huddersfield centre (i.e., EWY1133).
- 6.6. The application Site area subject of the Section 73 application has undergone three major changes within the past two centuries. The first major change was the initial development of the Site in the early 19th century when the city of Huddersfield was rapidly expanding beyond its medieval and post-medieval core to the north of the Site and with the construction of the Congregational Church and shops, houses and pubs to its north. The application Site was transformed within a century from an outlying rural area around the settlement to being firmly within the footprint of the town.
- 6.7. The second major change was when the Congregational Church was demolished and replaced by the Library and Art Gallery (MWY6930) in the 1930s.
- 6.8. The third major change was when the surrounding area of the Library and Art Gallery was chosen as the location for a major city centre redevelopment when the Murrayfield

Development Company approached the Huddersfield Corporation with ideas of renewing this area (discussed in detail above). The implementation of the Murrayfield development required the demolition of all of the buildings to the north of the Library and Art Gallery, and those within the wider surrounds. The grid of former streets that surrounded the Site was obliterated and extensively regraded to allow the construction of the new buildings, including the piazza (MWY20125) and Queensgate Market (MWY7312). The changes in levels can be seen in comparison photographs of the Church and the Library, and with the current retaining wall and service tunnel access.



Plate 24: Left: View of Ramsden Street Congregational Church viewed from corner of Victoria Lane and Ramsden Street, note the lack of burial ground. Right: The Library and Art Gallery shortly after completion– note level change.

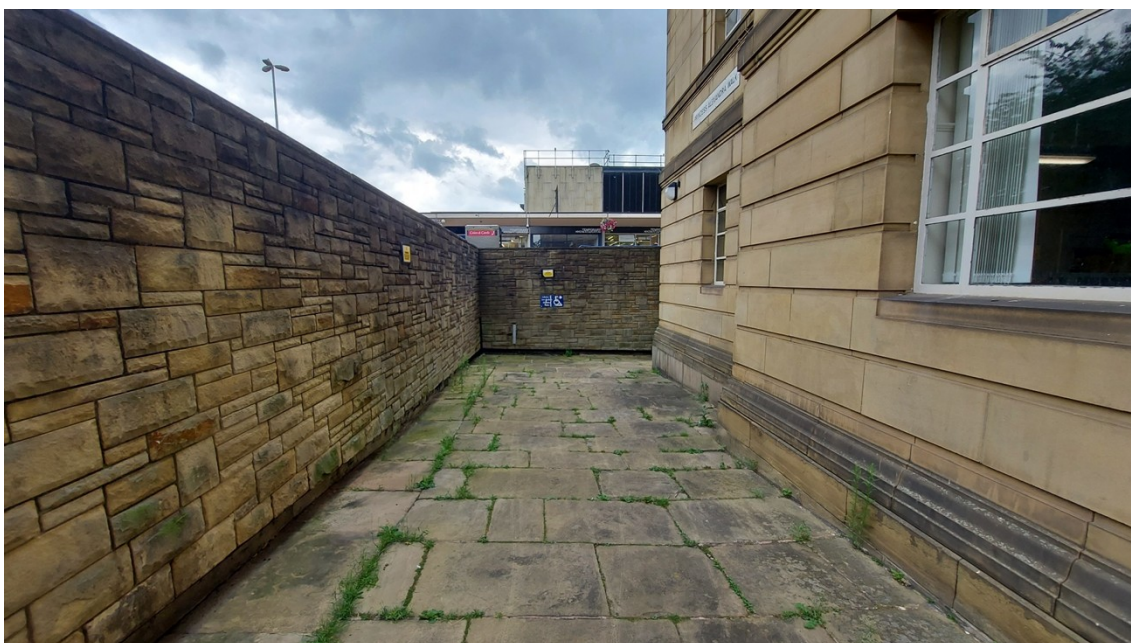


Plate 25: The sunken area to the east of the Library and Art Gallery with modern retaining walls.



Plate 26: The sunken area to the east of the Library and Art Gallery with modern retaining walls and access to service tunnel.

- 6.9. An area of archaeological potential was highlighted by the LPA Archaeologist, in the area around the former Ramsden Street Congregational Church. This was a non-conformist chapel with no indication of burial grounds on any mapping of the area throughout its lifetime. The church began construction in 1824 and opened in 1825. The church was large, grand and set within the expanding centre of Huddersfield. The church was closed in 1933 and purchased with the view for demolition by the Huddersfield Corporation and the demolition began in 1936. There are no records of any burial ground in the grounds of this church. Analysis of historic mapping and historic photographs of the church do not provide any indications of burials in the grounds of the church. There is no record of interments within the church itself, though it is probable that if there were burials within the church, these would have been removed prior to demolition. However, any burials are unlikely to have been located within the application Site or have survived the extent of excavation undertaken during the construction of Murrayfield development.



Plate 27 Ramsden Street Congregation Church 1934 viewed from the corner of Bull & Mouth Street and Ramsden Street – note the level change and lack of burial ground.

- 6.10. However, during the preparation of assessments to support the previously approved planning application⁸, ground investigations were undertaken across the Site to establish ground conditions. As part of this, ground investigations were undertaken in the vicinity of the Art Gallery and Library, the former site of the Ramsden Street Congregational Church. The LPA Archaeologist identified the potential for potentially unrecorded burials to be located in the vicinity of this former church and requested that the ground investigation test pits, boreholes or observation pits be monitored by an archaeologist to record any archaeological deposits or human remains which may be exposed. CFA Archaeology who undertook the monitoring works indicated that no human remains have been encountered and nothing of archaeological interest was identified in any of the test pits. It is assumed therefore that no archaeological deposits or made ground of interest was identified during these works.
- 6.11. The results of this monitoring, coupled with the mapping evidence which shows the entire redevelopment of the area surrounding the Library and Art Gallery in the mid-20th century including an extensive network of service tunnels, is likely to have removed any archaeological deposits of significance within the Site and surrounds.

⁸ Application Ref: 2022/48/93248/W

- 6.12. As noted, there is **very low potential** for archaeology from any period prior to the 19th century and the footprint of those buildings first constructed at the Site are likely to have been removed and obscured through the wholesale demolition, clearance, and redevelopment of the Site.
- 6.13. Furthermore, the Goad Fire Insurance Plan of 1887 indicates that the buildings on this Site in the late 19th century were a mix of residential, commercial and civic buildings (Sunday School). None of these buildings are particularly significant in terms of their function or type and none contained basements which might have survived later demolition and infill.
- 6.14. It is therefore concluded that there is a **low potential** for archaeology generally within the surrounding area and within the application Site.

Appendix 1: Methodology

Assessment of significance

In the *NPPF*, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each Site’s Statement of Outstanding Universal Value forms part of its significance.”⁹

Historic England's *GPA:2* gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.¹⁰

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.¹¹ These essentially cover the heritage 'interests' given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.¹²

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.¹³

Significance results from a combination of any, some, or all of the interests described above.

⁹ MHCLG, *NPPF*, Annex 2.

¹⁰ Historic England, *GPA:2*.

¹¹ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28–32.

¹² MHCLG, *NPPF*, Annex 2; MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

¹³ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.¹⁴

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹⁵

Setting is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”¹⁶

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.¹⁷

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

¹⁴ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, *Historic England Advice Note 12* (Swindon, October 2019).

¹⁵ MHCLG, *NPPF*, Annex 2.

¹⁶ MHCLG, *NPPF*, Annex 2.

¹⁷ Historic England, *GPA:3*, pp. 8, 11.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”¹⁸

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the *NPPF*, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the *NPPF*;¹⁹

¹⁸ Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697, paras. 25 and 26.

¹⁹ MHCLG, *NPPF*, para. 213 and fn. 75.

- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the NPPF, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);²⁰ and
- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *"buildings, monuments, Sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets"*.²¹

Additionally, it is of course possible that Sites, buildings or areas have no heritage significance.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighing exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*;²² and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."²³

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

²⁰ MHCLG, NPPF, para. 213.

²¹ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

²² Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

²³ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, "preserving" means doing "no harm".²⁴

Preservation does not mean no change, it specifically means no harm. GPA:2 states that "Change to heritage assets is inevitable but it is only harmful when significance is damaged".²⁵ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in GPA:3, described above. Fundamental to this methodology is a consideration of "what matters and why".²⁶ Of particular relevance is the checklist given on page 13 of GPA:3.²⁷

It should be noted that this key document also states:

"Setting is not itself a heritage asset, nor a heritage designation..."²⁸

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, GPA:3 states that:

"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".²⁹

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.³⁰

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 2**, the NPPF (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.³¹

²⁴ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

²⁵ Historic England, GPA:2, p. 9.

²⁶ Historic England, GPA:3, p. 8.

²⁷ Historic England, GPA:3, p. 13.

²⁸ Historic England, GPA:3, p. 4.

²⁹ Historic England, GPA 3., p. 8.

³⁰ Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

³¹ MHCLG, NPPF, paras. 214 and 215.

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.³²

The PPG provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***³³

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

³² Including – Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin); MHCLG, NPPF, paras. 214 and 216.

³³ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

Appendix 2: National Planning Policy Guidance

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2024. This replaced and updated the previous *NPPF* (December 2023). The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or***

- ii. **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

For decision-taking this means:

- a. **approving development proposals that accord with an up-to-date development plan without delay; or**
- b. **where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:**
 - i. **the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or**
 - ii. **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”³⁴**

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats Sites (and those Sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”³⁵ (our emphasis)

The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

“A building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”³⁶

³⁴ MHCLG, NPPF, para. 11.

³⁵ MHCLG, NPPF, para. 11, fn. 7.

³⁶ MHCLG, NPPF, Annex 2.

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”³⁷

As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each Site’s Statement of Outstanding Universal Value forms part of its significance.”³⁸

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 208 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”³⁹

Paragraph 210 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”⁴⁰***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

“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

³⁷ MHCLG, NPPF, Annex 2.

³⁸ MHCLG, NPPF, Annex 2.

³⁹ MHCLG, NPPF, para. 208.

⁴⁰ MHCLG, NPPF, para. 210.

irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”⁴¹

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;***
- b. assets of the highest significance, notably scheduled monuments, protected wreck Sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁴²***

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the Site; and***
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and***
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and***
- d. the harm or loss is outweighed by the benefit of bringing the Site back into use.”⁴³***

Paragraph 215 goes on to state:

“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.”⁴⁴

⁴¹ MHCLG, NPPF, para. 212.

⁴² MHCLG, NPPF, para. 213.

⁴³ MHCLG, NPPF, para. 214.

⁴⁴ MHCLG, NPPF, para. 215.

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 219 that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁴⁵

Paragraph 220 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁴⁶ (our emphasis)

With regards to non-designated heritage assets, paragraph 216 of NPPF states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁴⁷

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of Sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

⁴⁵ MHCLG, NPPF, para 219.

⁴⁶ MHCLG, NPPF, para. 220.

⁴⁷ MHCLG, NPPF, para. 216.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important and states:

***"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."*⁴⁸**

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

***While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."*⁴⁹ (our emphasis)**

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

***"When determining how a Site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."*⁵⁰**

***"Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way."*⁵¹**

It goes on to state that:

⁴⁸ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁴⁹ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁵⁰ MHCLG, NDG, para. 46.

⁵¹ MHCLG, NDG, para. 47.

"Well-designed places and buildings are influenced positively by:

- the history and heritage of the Site, its surroundings and the wider area, including cultural influences;*
- the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21st century."⁵²

⁵² MHCLG, NDG, paras. 48–49.

Appendix 3: Local Plan Policy

Applications for Planning Permission and Listed Building Consent within Huddersfield are currently considered against the policy and guidance set out within the within the Kirklees Local Plan Strategy and Policies (adopted 27th February 2019).

Policy LP35 relates to the Historic Environment and reads as follows:

Policy LP35

Historic environment

1. Development proposals affecting a designated heritage asset (or an archaeological Site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:
 - a. the nature of the heritage asset prevents all reasonable uses of the Site;
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - d. the harm or loss is outweighed by the benefit of bringing the Site back into use.
2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological Sites of less than national importance where development affecting such Sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.
3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:
 - a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;
 - b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;
 - c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and

civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;

- d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance.
- e. accommodate innovative design where this does not prejudice the significance of heritage assets;
- f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted.

Appendix 4: Gazetteer

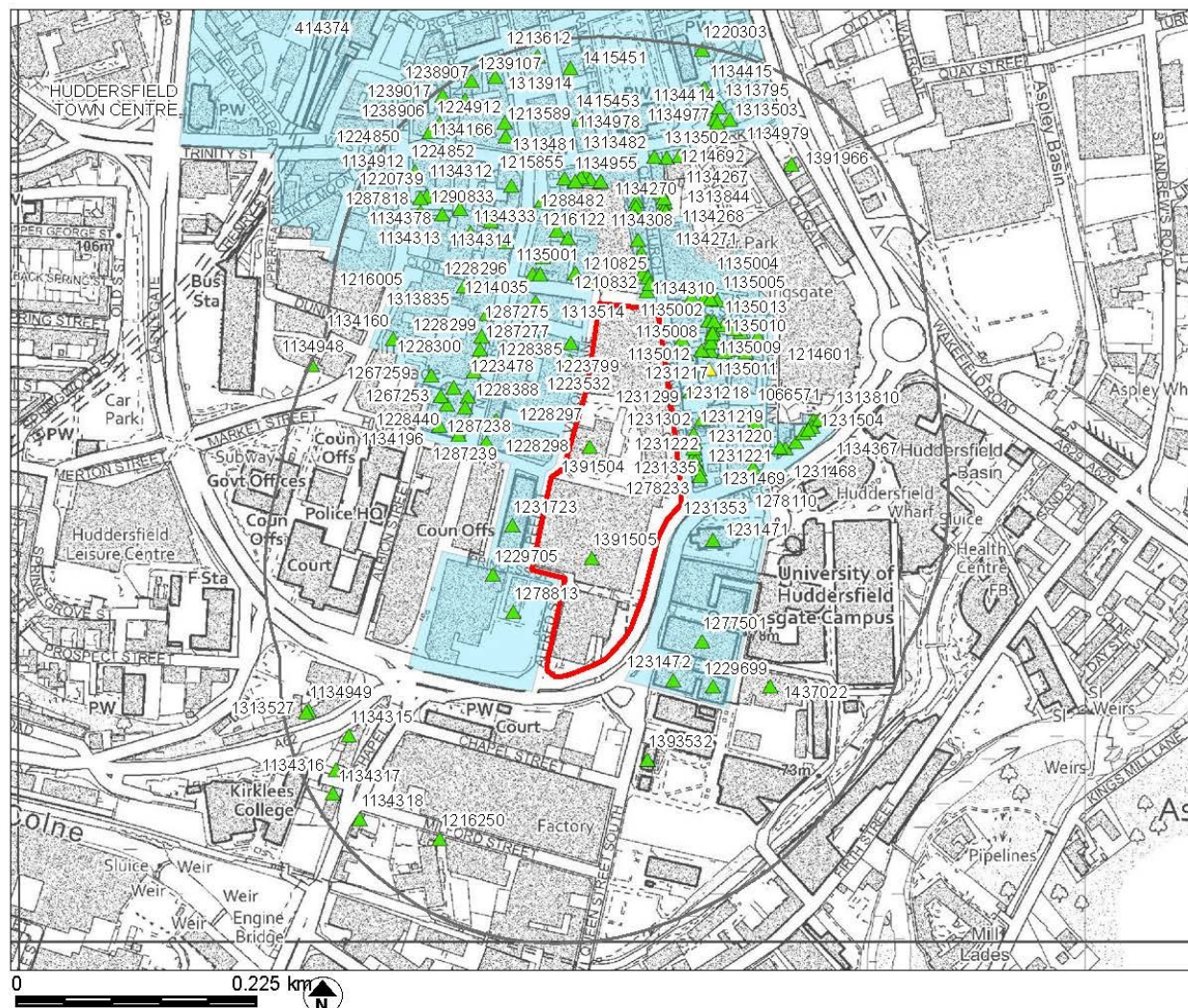
WYAS HER Records

MonUID	Name	Listed
MWY3483	Group record Huddersfield Medieval town	
MWY20040	Medieval flag-lined pit	
MWY7322	Wormalds Yard	
MWY10179	HSBC Bank, Cloth Hall Street, Huddersfield	
MWY1356	Albert, Victoria Lane, Huddersfield	
MWY5280	Kingsgate Centre, Huddersfield	
MWY6926	Huddersfield Cloth Hall (demolished)	
MWY8056	Royal Swan Public House, Westgate	
MWY20125	Piazza Shopping Centre, Huddersfield	
MWY11675	St Paul's Centre, Huddersfield	II
MWY11683	Arts Centre, Queen Street	II*
MWY11695	Juvenile Court, Princes Street	II
MWY11696	Milton Congregational Church, Queensgate	II
MWY5560	Market Cross, Huddersfield	II
MWY6117	Ramsden Building at the University of Huddersfield	II
MWY6857	13/15 Chancery Lane	II
MWY6862	Bath House at Thomas Broadbent and Sons Ltd. Foundry	II
MWY6927	Kirkgate Tenements (Tudor House, York House & Stewart House)	II
MWY6928	Goldthorpe's Yard, King Street	II
MWY6930	Huddersfield Library & Art Gallery	II
MWY7308	Former Huddersfield Co-operative Society Building, New Street	II
MWY7312	Queensgate Market, Huddersfield	II
MWY7326	The Old Court Brewhouse	II
MWY7330	Cottages at Hammonds' Yard	II
MWY872	Church of St Peter, Kirkgate, Huddersfield	II*
MWY9531	Waverley Chambers, Huddersfield	II

WYAS HER Events

EvUID	Name
EWY6807	Building Recording in 1999 at 83-97 King Street
EWY2026	Field Visit: Market Cross, Huddersfield
EWY2600	Field Visit: 13/15 Chancery Lane
EWY2612	Field Visit: Kirkgate Tenements (Tudor House, York House & Stewart House)
EWY2613	Field Visit: Goldthorpe's Yard, King Street, Wormalds' Yard and Hammond's Yard
EWY5393	Building recording in 2006 at 13/15 Chancery Lane
EWY5401	Building Survey in 2001 at Goldthorpe's Yard, King Street
EWY1133	Field Visit: Shorefoot Mill and Tail Goit
EWY4670	Building Recording, 2005 at Church of St Peter, Kirkgate, Huddersfield
EWY4671	Watching brief in 1983, Church of St Peter, Kirkgate, Huddersfield
EWY4672	Watching brief in 1984 at Church of St Peter, Kirkgate, Huddersfield
EWY5395	Building survey in 2015 at Bath House at Thomas Broadbent and Sons Ltd. Foundry
EWY621	Field Visit: Church of St Peter, Kirkgate, Huddersfield
EWY6322	Evaluation excavation in 1998 at Venn Street
EWY6289	Watching brief in 2000 at Kirkgate/Venn Street
EWY7280	Evaluation excavation in 2006 at St Peter's Church, Huddersfield
EWY6098	Excavation in 1999, Land off Venn Street, Kirkgate
EWY7760	Evaluation excavation in 1999 at Low Street east of St Peter's Church

Appendix 5: Figures



KEY

- Site
- 250m Buffer
- ▲ Grade II Listed Building
- ▲ Grade II* Listed Building
- Conservation Area

Revisions:
First Issue- 01/08/2022 DS

Figure 1: Designated Heritage Assets

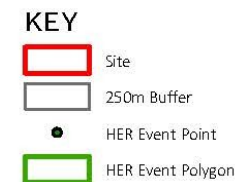
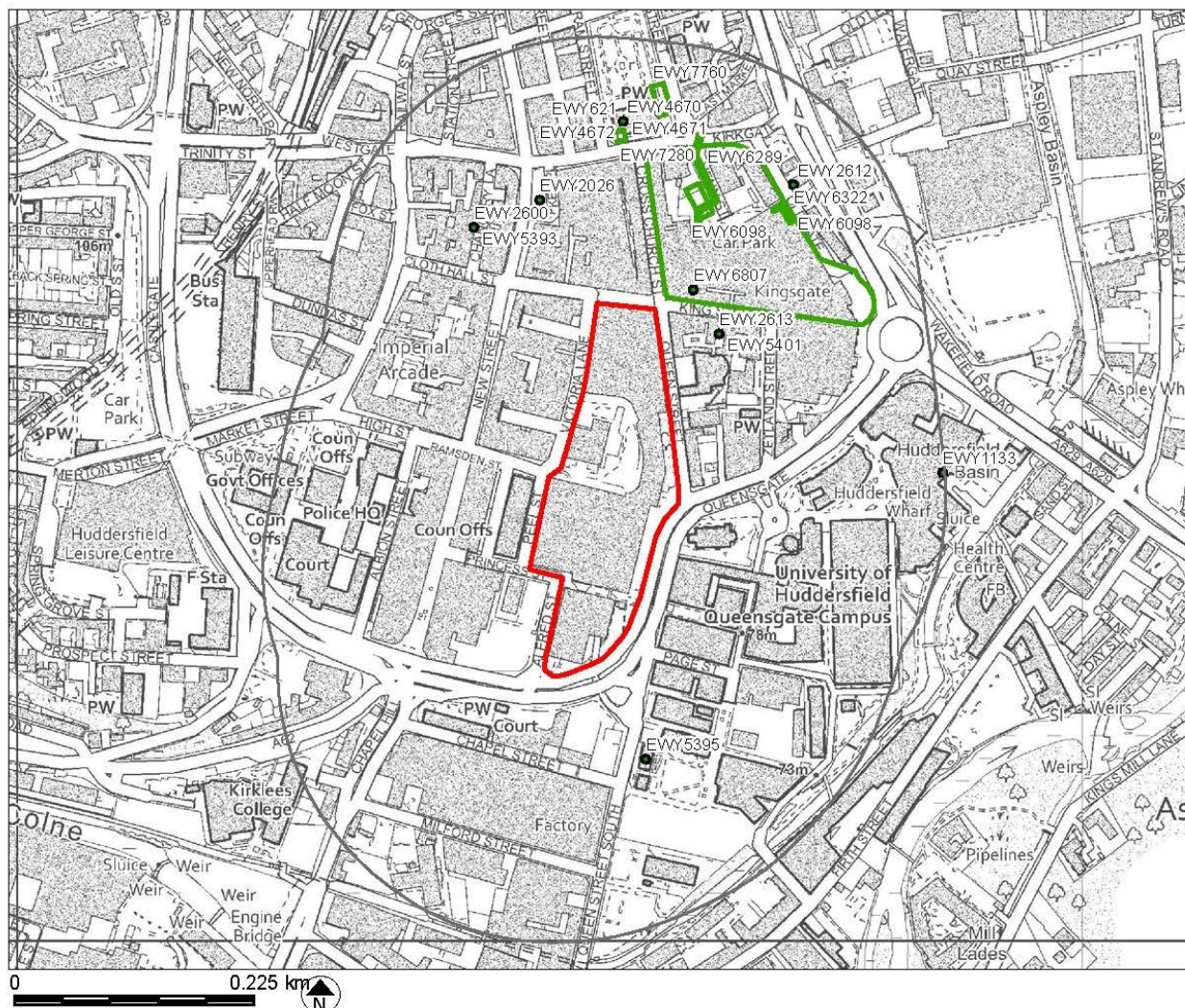
Kirklees - Cultural Heart

Client: Turner & Townsend
 DRWG No **P21-0731_1a** Sheet No: - REV:-
 Drawn by: DS Approved by: -
 Date: 01/08/2022
 Scale: 1:5,500 @A4



PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

Copyright Pegasus Planning Group Ltd. © Crown copyright and database right 2020 Ordnance Survey 100031673. Enquiries: 01204 616163. Pegasus accepts no liability for any use of this document other than for the original purpose, or by the original collector, or by following Pegasus' express agreement to such use. T01205641117 www.pegasusgroup.co.uk



Revisions:
First Issue- 01/08/2022 DS

Figure 2: HER Events
Kirklees - Cultural Heart

Client: Turner & Townsend
DRWG No P21-0731_2 Sheet No: - REV:-
Drawn by: DS Approved by: -
Date: 01/08/2022
Scale: 1:5,500 @A4



PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

Copyright Pegasus Planning Group Ltd. © Crown copyright and database right 2020 Ordnance Survey 0100031673. Enquiries: Licence number 0100031673.
Pegasus accepts no liability for any use of this document other than for the original purpose, or by the original collector, or following Pegasus' express agreement to such use. T01285641117 www.pegasusgroup.co.uk

Appendix 6: Historic Maps

Appendix 7: Sources

Legislation and Policy Guidance
English Heritage, Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (London, April 2008).
Historic England, Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2 (2nd edition, Swindon, July 2015).
Historic England, The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2nd edition, Swindon, December 2017).
Historic England, Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (Swindon, October 2019).
Ministry of Housing, Communities and Local Government (MHCLG), National Planning Policy Framework (NPPF) (London, December 2024).
Ministry of Housing Communities and Local Government (MHCLG), Planning Practice Guidance: Historic Environment (PPG) (revised edition, 23rd July 2019), https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment .
UK Public General Acts, <i>Ancient Monuments and Archaeological Areas Act 1979</i> .
UK Public General Acts, <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> .
UK Public General Acts, <i>Planning and Compulsory Purchase Act 2004</i> .

Court and Appeal Decisions
Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697.
Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin).
R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).
Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.
Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.
Jones v Mordue [2015] EWCA Civ 1243.

Cartographic Sources (within body of the report)	
1778	Map of Huddersfield from from Brook, R, 1968. <i>The story of Huddersfield</i> . Macgibbin and Kee Ltd: London.
1826	George Crossland map of Huddersfield from Brook, R, 1968. <i>The story of Huddersfield</i> . Macgibbin and Kee Ltd: London.
1854	Ordnance Survey First Edition Sheet 246.
1887	Goad Fire Insurance Plan. Sheet 4 and Sheet 5.
1890	Ordnance Survey Yorkshire CCXLVI.15
1918	Ordnance Survey Yorkshire CCXLVI.15
1942	Huddersfield Redevelopment Schemes. Huddersfield Library Finding Number: KC592/2/12
1943	Huddersfield Redevelopment Schemes. Huddersfield Library Finding Number: KC592/2/12
1958	Huddersfield Redevelopment Schemes. Huddersfield Library Finding Number: KC592/2/12

1960	National Grid Map
1983	Goad Plan – Huddersfield Library.

Photographs	
1910	Ramsden Street Congregational Chapel, Huddersfield. Kirklees Image Archive. Ref No. k004220. Library No. SC/C054/1980
1910	Queen Street and Cross Church Street. Kirklees Image Archive. Ref No. k004304.
1934	k011213Ramsden Street Chapel. Kirklees Image Archive. Ref No. k011213.
1940	Huddersfield Public Library and Art Gallery, Princess Alexandra Walk, Huddersfield. Kirklees Image Archive. Ref No. k019732
1962	Bull and Mouth Street viewed from Victoria Street. Kirklees Image Archive. Ref No. k0250850.
1964	Corner of Queen Street and Queensgate. Kirklees Image Archive. Ref No. km02909.
–	Shambles Street – Huddersfield Civic Society https://www.huddersfieldcivicsociety.org.uk/gallery.html
–	Huddersfield Market Hall. Huddersfield Civic Society https://www.huddersfieldcivicsociety.org.uk/gallery.html
–	Shambles Lane, viewed from Victoria Street. Kirklees Image Archive. Ref No. k021747.
	Ramsden Street Congregational Church. Kirklees Image Archive. Ref No. k019838.

Aerial Photography References	
1934	Aerial view of the Site and town centre in 1934. Source: Historic England, ref: EPWO45317
2021	Google Earth

Literature
Atkins, 2015. <i>Castle Hill Setting Study, version 1.0</i>
Fielden Clegg Bradley Studios, 2022 • Volume 2 – Huddersfield History • Volume 4 (V2) – Library and Art Gallery Assessment of Significance • Volume 5 (V5) – Queensgate Market Hall Assessment of Significance • Volume 6 (V5) Heritage Impact Assessment

Town & Country Planning Act 1990 (as amended)

Planning and Compulsory Purchase Act 2004

Planning (Listed Buildings and Conservation Areas) Act 1990

Manchester

Queens House, Queen Street

T 0161 393 3399

Manchester@pegasusgroup.co.uk

Offices throughout the UK.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sources from sustainably managed forests

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: Sheep Street, Cirencester, Gloucestershire, GL7 1RQ

We are ISO certified 9001, 14001, 45001



[Pegasus_Group](#)



[pegasusgroup](#)



[Pegasus_Group](#)

PEGASUSGROUP.CO.UK