KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) – SECTION 16

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR LISTED BUILDING CONSENT

Reference No:	**2026/65/90982/W**
Site Address:	141, Trinity Street, Huddersfield, HD1 4DZ
Description:	Listed Building Consent for removal of walls and installation of two steel beams and new flat ceiling, including replacement doors, re-configuration of staircase, roof repairs and associated alterations (within a Conservation Area)
Recommending Officer:	Emma Thompson

DECISION – CONSENT GRANTED

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.

John Holmes

AUTHORISED OFFICER

Date: 06-Oct-2026

Officer Report

2026/90982 – 141 Trinity Street, Huddersfield

Listed Building Consent for removal of walls and installation of two steel beams and new flat ceiling, including replacement doors, re-configuration of staircase, roof repairs and associated alterations (within a Conservation Area)

Site Description

141 Trinity Street is a two storey, domestic proportioned building located on Trinity Street, a gateway into Huddersfield Town Centre. It is constructed of ashlar stone with pitched slate roof.

The building was converted from dwelling to offices and then to a HMO with works undertaken internally. The building sits within a row of similar buildings that are all listed and contribute positively to the character and heritage within the area.

The site is within Greenhead Park/New North Road Conservation Area.

Description Proposal

Listed Building Consent is being sought for removal of walls and installation of two steel beams and new flat ceiling, including replacement doors, re-configuration of staircase, roof repairs and associated alterations (within a Conservation Area)

The application is supported by a heritage statement that outlines the proposed works as follows:

> *'The proposal at ground floor is to remove 2 walls and install 2 steel beams. The existing wall between the rear dining room and kitchen is masonry but is not structurally supporting floors or walls above. The steel beam is to retain the upper part of the wall and coving to the dining area and carry the end of the other beam. The other beam is to carry the floor joists over and facilitate removal of the rear kitchen wall opening up the area to form a more open plan kitchen/dining room across the rear of the property. The existing kitchen ceiling is stepped and it is proposed to install a new flat ceiling level with the bottom of the beams.*
>
> *The proposal at first floor is to remove the non-structural modern walls which were installed to form an additional bedroom as part of the previous HMO. This will allow the doorway to the bathroom to be moved over and a lobby formed making access to the bathroom which is stepped down safer for the family. Removal of these walls will also allow for re-configuring of the staircase to the attic which is at present unusable and dangerous. Internal doors which will still be required as fire doors*

due to the property being 3 storey will be replaced with hardwood doors and have door frames and architraves replaced/repaired as required in keeping with the property. The kitchen floor which is concrete and sloping will be levelled and a new threshold to suit installed at the back door.

The staircase will have the over boarding to the balustrades removed and any repair work required carried out to reinstate it back to its original form. Further roof repairs and repairs to the guttering will be carried out to ensure the building is water tight and no further damage occurs to the existing stonework.

History of negotiations / amendments received

Further details were sought regarding the staircase as well as more specifics to internal wall alterations to retain coving and former opening nibs.

Advice was provided on the replacement of windows with upvc. It was outlined that upvc could not be supported. It should be noted that replacing the windows is not included on this application. The agent advised this would be progressed under a separate submission as set out in the Heritage Statement.

Relevant Planning History

92/65/04411/B2 Listed building consent for external alterations including removal of dormer window and replacement with velux rooflight - Granted

2003/62/92337/W1 Change of use from offices to residential (single dwelling) (listed building) - Approved

Climate Change Emergency

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

The works will bring a vacant building back into use thereby contributing to sustainability.

Consultation Response

KC Conservation & Design were consulted on submitted plans and additional reports/information and raise no objections subject to conditions being included upon any grant of consent.

Representations

The application was advertised by a site notice and press advertisement. The final publicity date being 26/05/2026.

As a result of the publicity no representations were made.

Policies

The building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which it possesses'.

Kirklees Local Plan

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

LP1 – Achieving Sustainable Development
LP 2 – Place Shaping
LP 24 – Design
LP 35 – Historic Environment

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published August 2026, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter 3 Decision Making Policies
Chapter 4 - Achieving sustainable development
Chapter 14 - Achieving well-designed places
Chapter 20 - Conserving and enhancing the historic environment

Assessment

This is a Grade II Listed Building located within a prominent road frontage within a Conservation Area.

The building forms part of a group listing with entry as follows:

TRINITY STREET 1. 5113 (South Side) Highfield No 141 to 161 (odd) SE 1317 27/1290 II GV 2. Mid C19. Ashlar. Pitched slate roof. Moulded eaves cornice. Blocking course. 2 storeys. 2 ranges of sashes each, Nos 151 and 161 with moulded surrounds. Ground floor canted bays with Tuscan piers, moulded cornices, blocking courses and acroteria. Doors with moulded panels (No 145's with fanlight) framed by Tuscan pilasters, full entablatures and blocking courses, except for Nos 145, 147 and 149's which have stone frames, moulded cornices and blocking courses. Passage entrances (except for Nos 141, 157 and 159) with moulded voussoirs and imposts (No 161 is blocked).

The proposals are reinstating the rooms to form a family dwelling and are considered to enhance the building, facilitating a use that will future proof the asset.

Chapter 14 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities. Local Plan Policies LP2 and most importantly LP24, are all also relevant. All the policies seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Policy LP35 of the Kirklees Local Plan and Chapter 20 of the National Planning Policy Framework are relevant.

Policy LP35 states the following:-

> *'development proposals affecting a designated heritage asset…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.'*

Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that*: "In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

The objective of Chapter 20 of the NPPF is set out as being to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Policy HE4(2) of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

Policy HE5(1) of the NPPF details that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. HE2 details that the assessment will need to identify if the proposal will have a positive effect, no effect, result in harm (stating the degree of harm) and whether this would be substantial or whether the proposal would cause the total loss of the significance. HE5(4) confirms that decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.

Policy HE6 relates to proposals affecting designated heritage assets and sets out that substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance. HE6 confirms that proposals which would have a positive effect on a designated heritage asset should be supported and that any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

HE6(4) confirms where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building and enabling energy efficiency and low carbon heating measures to be employed.

The proposed works are considered to be a reinstatement of accommodation and an enhancement and would preserve and enhance the character of the Listed Building and Conservation Area.

It is therefore concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 3,4, 14 and 20 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Recommendation Grant Consent
Decision Authorisation - Delegated Powers
Application Number:- 2026/90982
Officer Recommendation: Grant Consent

1.The development shall be begun not later than the expiration of three years beginning with the date on which consent is granted.
Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord with policies LP2, LP24 and LP35 of the Kirklees Local Plan and policies within Chapters 3, 4, 14 and 20 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	**Reference**	**Date Received**
Location plan	748-00	9th April 2026
Block site plan	748-01	9th April 2026
Existing elevations	748-02	9th April 2026
Existing plans	748-03	9th April 2026
Proposed floor plans	748-04 REV B	31st August 2026
Proposed elevations	748-05 REV B	31st August 2026
Upper staircase	748-06 REV A	9th April 2026
Photographs		31st August 2026
Heritage Design & Access	BRT Services 748	

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application.