

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

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

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2026/62/91254/W
Site Address:	Huddersfield Grammar School, Luck Lane, Marsh, Huddersfield, HD1 4QX
Description:	Internal alterations including subdivision of first floor, removal of fire escape and existing door and window and insertion of replacement window, removal of parts of original truss, addition of new staircase, replacement flat roof to rear, installation of rooflight, replacement of external plant, external repairs and associated works (Listed Building)
Recommending Officer:	Kerri Simpson

DECISION – CONDITIONAL FULL PERMISSION

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.

Emma Thompson

AUTHORISED OFFICER

Date: 13-Jul-26

Error! Filename not specified.

Officer Report – 2026/91254

Huddersfield Grammar School, Luck Lane, Marsh, Huddersfield, HD1 4QX

Site Description

The application site comprises part of Huddersfield Grammar School, referred to as “The Argyle Building”, a part two/part single storey Grade II Listed Building located on the eastern side of the wider school site. The building comprises historic features including a front canopy, along with a number of later additions which collectively operate as educational facilities. It is predominantly constructed of stone under pitched slate roof, with later flat-roofed additions to the rear/side. Internally, the building comprises classrooms, offices, stores, welfare facilities, toilets and circulation space.

The site is subject to the following planning policy designations and constraints:

- Grade II Listed (List Entry no. 1134935 - Royds Mount)
- Bat Alert Zone
- Development Low Risk (Coal Mining Legacy)

Description of Proposal

The application seeks planning permission for external alterations to part of the Argyle Building. The proposed works comprise the removal of existing external fire escape bridge, replacement of existing flat roof covering with a black built-up felt membrane, installation of four conservation-style roof lights, alterations to external openings including the replacement and reinstatement of doors and windows, the installation of external heating, cooling and ventilation equipment, together with localised repairs to external fabric.

The external works are associated with internal remodeling to facilitate the continued educational use of the building, which forms the subject of the accompanying Listed Building Consent application reference no. 2026/91255.

History of Negotiations / Amendments Received

During the course of the application, the applicant submitted amended plans on their own initiative to refine the proposed alterations. The amendments comprise:

- Revised glazed doors to the drama performance space and entrance doors to improve natural light.
- Retention of the existing Wellbeing Hub door rather than its replacement.

- Revised proposals for the external heating, cooling and ventilation equipment, including the siting of replacement and new externally mounted VRF units on secondary rear elevation.

Following validation, the applicant submitted a revised site location plan to correct the application site boundary. The amendment accurately identified the Argyle Building to which the application relates and did not alter the nature or extent of the proposed development. As the amendments did not materially affect the proposal or include any additional third-party land, no further publicity was considered necessary.

Relevant Planning History

The most relevant planning history relates to the following planning applications:

Ref: 2013/94031

Description: Discharge of conditions 4 & 6 on previous permission no.

2013/90670 for erection of single and two storey classrooms

Decision: Discharge of Condition(S) Approved (Date 12.02.2014)

Ref: 2013/92518

Description: Listed Building Consent for demolition and reinstatement of boundary walls

Decision: Consent Granted (Date 17.09.2013)

Ref: 2013/91511

Description: Listed Building Consent for internal alterations to peripatetic rooms and Kindergarten classroom

Decision: Consent Granted (Date 05.07.2013)

Ref: 2013/90670

Description: Erection of single and two storey classrooms

Decision: Section 106 Full Permission (Date 31.05.2013)

Ref: 2007/90019

Description: Erection of replacement building for fire damaged classrooms (within the curtilage of listed building)

Decision: Conditional Full Permission (date 16.03.2007)

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (2024).

The application has been publicised on the Council's website, by site notice and press notice. The expiry date of the publicity period was the 10th July 2026.

There were no public letters of representation received.

Consultation Responses

KC Conservation Team – No objections to the proposals, subject to conditions to ensure materials to match existing.

Allocation and Policy

The site is unallocated in the Kirklees Local Plan (adopted 2019).

The following legislation, policy and guidance is considered relevant to the determination of this application: -

Kirklees Local Plan

- LP1 Achieving Sustainable Development
- LP24 Design
- LP35 Heritage
- LP52 Protection and Improvement of Environmental Quality

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

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

- Chapter 2 Achieving sustainable development
- Chapter 4 Decision-making
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 16 Conserving and enhancing the historic environment

Legislation

The Town & Country Planning Act 1990 (as amended).
The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
Compulsory Purchase Act 2004.

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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 interest which it possesses’.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon the character of the area and Heritage Assets
2. Impact upon residential amenity
3. Climate Change
4. Other matters
5. Representations
6. Conclusion

1.Principle of Development

NPPF Paragraph 11 and LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The application relates to alterations to an existing building associated with the established educational use of Huddersfield Grammar School. The proposals are intended to facilitate the continued operation and modernisation of the schools facilities and do not result in a material change of use. The continued investment in existing educational facilities is supported in principle by Policies LP1 and LP2 of the Kirklees Local Plan. The acceptability of the detailed works, including their impact upon the significance of the heritage asset , is assessed in the following sections of this report.

2. Impact upon the character of the area and Heritage Assets

Visual Amenity

Section 12 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 LP1, 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.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *the form, scale, layout and details of all*

development respects and enhances the character of the townscape, heritage assets and landscape’.

Chapter 16 of the NPPF requires that proposals affecting heritage assets assess their significance (paragraph 195) and ensure that development sustains or enhances their character (Paragraph 197). Great weight should be given to their conservation (Paragraph 199), and where less than substantial harm is identified, it must be weighed against the public benefits (Paragraph 202). Planning authorities should seek to minimise conflict between conservation and development (Paragraph 207) while ensuring heritage assets remain viable and positively contribute to their surroundings (Paragraph 208).

The application proposes a series of relatively modest external alterations associated with the continued educational use of the building. These include the removal of the existing external fire escape bridge, replacement of the rear roof covering, installation of conservation rooflights and alterations to existing external opening, including replacement and reinstated doors and windows. Amended plans have been submitted which retain the existing Wellbeing Hub door and introduce glazed doors to the drama performance space and entrance.

In addition, the proposal incorporates new heating, cooling and ventilation equipment to serve the refurbished accommodation. The majority of the associated infrastructure comprises low-level intake and extract grilles, together with replacement and new externally mounted VRF units located on secondary, non-original walls to the rear of the building. Having regard to their discreet siting and limited visibility within the wider school campus, it is considered that the equipment would not result in unacceptable harm to the character or appearance of the building or the surrounding area.

The proposed works are largely confined to openings or less prominent elevations and would not materially alter the scale or form of the building, nor would they significantly alter the overall appearance of the building. The replacement doors, windows and roof lights are considered sympathetic in their design, whilst the removal of the external fire escape bridge as well as reroofing to the rear would reduce visual clutter. Furthermore, the proposed conservation style roof lights and localised repairs to external fabric are considered sympathetic to the character of the building and would further contribute to preserving its appearance.

Given the modest nature of the external alterations, the proposal would acceptably preserve the established character and appearance of the wider school campus and surrounding area. The works would integrate appropriately with the existing built form and would not result in any adverse visual impact upon the local area given the building position within the site.

Overall, it is considered that the proposal would result in less than substantial harm, at the lower end of the spectrum, to the significance of the heritage asset. In accordance with Chapter 16 of the NPPF, this harm should be

weighed against the public benefits of the proposal. In this instance, the proposal would facilitate the continued viable use of the building as part of the Huddersfield Grammar School, improve the functionality of the accommodation and secure works which include the removal of unsympathetic features and external alterations. The public benefits are considered to outweigh the identified less than substantial harm.

Having had special regard to the desirability of preserving the Listed Building, its setting and those features which contribute to its special architectural and historic interest, as required by Section 66 (1) of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990, it is considered that the proposal accords with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

The application site forms part of an established school campus and is not located in close proximity to any immediately adjoining residential properties. The proposal comprises limited external alterations and does not involve any increase in the scale or massing of the building. Given the scope of the proposals and its location, it is not considered that the proposal would result in any unacceptable impacts upon the amenities of neighboring occupiers in terms of outlook, privacy, daylight, sunlight or overbearing impact. The proposal is considered to comply with Chapters 12 of the National Planning Policy Framework and Policy LP24 of the Kirklees Local Plan.

4. Climate Change

On 12th November 2019, the Council adopted a target for achieving ‘net zero’ carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system, and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates 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.

Whilst no Climate Change Statement has been submitted in support of the application, the proposal relates to the refurbishment and continued use of an existing building. The reuse and adaptation of an existing building represents an inherently sustainable form of development, reducing the need for new construction and helping to retain existing building materials. The proposal is therefore considered to comply with Chapter 14 of the NPPF and Policies LP26 and LP51 of the Kirklees Local Plan.

5. Other Matters

Ground Conditions

Chapter 15 of the NPPF promotes safe and healthy living environments and requires that land contamination and other environmental constraints are considered and mitigated as part of the planning process. Policies LP51 and LP53 of the Kirklees Local Plan seek to ensure that development does not cause, or result in exposure to, pollution or environmental risks that would be harmful to human health or the environment. These policies require developments to be appropriately assessed and, where necessary, remediated to ensure that sites are suitable for their intended use.

The application relates to the refurbishment and alteration of an existing building and is not considered likely to give rise to land contamination issues. The site is also located in the Minding Remediation Authorities, Development Low Risk Area for Coal Mining legacy features, as such an informative will be attached to the decision to remind the applicant of their obligations in this regard.

Ecology and Biodiversity

Chapter 15 of the NPPF and Policy LP30 of the Kirklees Local Plan seek to protect and enhance biodiversity, avoid significant harm to habitats and species, and secure biodiversity net gains where appropriate. The Environment Act 2021 requires most developments to deliver a minimum 10% Biodiversity Net Gain (BNG)

The application site is located within a Bat Alert Zone. Whilst the proposal includes alterations to the roof, these are limited in extent and comprise the installation of conservation style roof lights together with localised repair works. Having regard to the nature and scale of the proposal, it is not considered likely to result in an unacceptable impact on protected species. An informative will be attached to the decision reminding the applicant of their legal obligations should bats or evidence of bats be encountered during the course of the works. As the proposal related to alterations to an existing building and would not result in the loss of habitat, the statutory Biodiversity Net Gain requirements are not triggered.

6. Representations

There were no public letters of representation received.

7. Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation: Delegated Powers

Application Number: 2026/91254

Officer Recommendation: Full Conditional Permission

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission. **Reason:** Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.
1. 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, and to accord with Policies LP1, LP2, LP3, LP24, LP26, LP51 and LP52 of the Kirklees Local Plan and Policies within Chapters 2, 4, 11, 12, and 14 of the National Planning Policy Framework.
2. All external repair works and replacement external materials hereby approved shall be carried out to match the existing building in respect of material, finish, colour, profile and workmanship unless otherwise shown on the approved plans. **Reason:** To preserve the significance and special architectural interest of the heritage asset in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework 2024.

NOTE: Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to:

deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost. Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

NOTE: The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours Mondays to Fridays.
- 08.00 and 13.00 hours, Saturdays.
- With no working Sundays or Public Holidays. In some cases, different site specific hours of operation may be appropriate.

Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which work may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	26.004(2-)012	A	09/07/2026
Site Block Plan	26.004(2-)013		11/05/2026
Existing Plans	26.004(2-)004	A	11/05/2026
Existing Roof Plan and Sections	26.004(2-)007	A	11/05/2026
Proposed Plans	26.004(2-)008	E	25/06/2026
Proposed Roof Plan and Sections	26.004(2-)009	C	11/05/2026
Existing Elevations and Proposed Elevations	26.004(2-)011	B	25/06/2026
Heritage Statement	-	-	11/05/2026
Design and Access Statement	-	-	11/05/2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local 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. No amendments or negotiations were required. The applicant submitted amended plans on their own initiative to refine the proposed alterations. An amended site location plan was also submitted identifying the building correctly. These were assessed and considered to comply with national and local planning policies subject to conditions.

Report Dated: 09/07/2026