

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:	2026/65/91255/W
Site Address:	Huddersfield Grammar School, Luck Lane, Marsh, Huddersfield, HD1 4QX
Description:	Listed Building Consent for 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
Recommending Officer:	Kerri Simpson

DECISION – LISTED BUILDING 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.

Emma Thompson

AUTHORISED OFFICER

Date: 13-Jul-2026

Officer Report – 2026/91255

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 former stables building located on the eastern side of the wider school site, to the rear of the larger main building “Royds Mount”. The building comprises historic features including a front canopy, windows and doors, 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 building is Grade II Listed (List Entry no. 1134935 - Royds Mount), with the following listing description which refers to the main building:

LUCK LANE 1. 5113 (West Side) Marsh Royds Mount SE 1216 33/860 II 2. Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched slate roof. Coped gables on kneelers. 2 storeys and attics. Entrance front has 3 ranges of windows, all grouped trefoil-headed sashes, separated by detached colonnettes with delicate foliage capitals. 1st floor windows have hoodmoulds with some figurative label stops. South range (gabled) has a 2-storey canted bay, each side gabled, and grotesque heads at junctions of gables: moulded cornice above ground floor: blind quatrefoil panelling between the stories: 1st floor windows trefoil-headed, ground floor windows 2-centred with cusps. Other windows also 2-centred with cusps: 2-light and 3-light respectively in centre and north ranges, 5-light in the oblong bay on the ground floor of the north range. Gabled porch with finely carved grotesque animals at corners: 3 trefoil-headed arches with hoodmould and figurative label stops, taken on columns, each with different, finely carved capitals. Double doors with ornamental iron hinges and stained glass panels, in moulded trefoiled arch. South front has an ashlar veranda of 4 arched bays. Clustered columns with foliate capitals taking moulded cusped 2-centred arches with pierced quatrefoils in spandrels. Balustrade of pierced quatrefoils. Slightly projecting gabled bay to west with canted ground floor bay: crenelated parapet. 1st floor window on very highly carved oriel, with hipped and crocketed stone roof. Both windows have 2-centred arched lights, cusped, on colonnettes with delicate foliage capitals. Elaborately moulded rainwater heads and spirally fluted downpipes fixed to wall by ornamental brackets.

Description of Proposal

The application seeks Listed Building Consent for alterations to the existing building, to facilitate its continued use as part of the Huddersfield Grammar School. The proposed works comprise:

- Internal reconfiguration of the ground and first floors to create specialist music, drama and teaching accommodation together with ancillary facilities.
- Insertion of a new staircase linking ground and first floors.
- Removal of part of the existing roof truss to accommodate the new staircase.
- Formation and alteration of internal partition walls and openings
- Removal of existing first floor external fire escape bridge and reinstatement of the associated opening.
- Alterations to external doors and windows, including the reinstatement of former openings.
- Installation of four conservation style roof lights within the main roof slope
- Replacement of existing flat roof covering to the rear single-storey element of the building.
- Localised repairs to the external stonework and associated historic fabric.
- Installation of mechanical plant and associated ventilation grills

The proposed works are also the subject of a concurrent full planning application (2026/91254).

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.
- Replacement and new externally mounted VFR units positioned on secondary rear elevations and external grills.

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 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'.

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

Kirklees Local Plan

- LP1 Achieving Sustainable Development

- LP2 Place Shaping
- LP24 Design
- LP35 Heritage

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 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

Paragraph 135(c) of the NPPF sets out that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness.

Paragraph 208 of the NPPF sets out 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.”

Paragraph 210 of the NPPF 2024, sets out that “In determining 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;
- a) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- b) the desirability of new development making a positive contribution to local character and distinctiveness.”

In accordance with Paragraphs 212 and 213 of the NPPF 2024, great weight is to the conservation of heritage assets, and any harm must be clearly justified. Paragraph 215 of the NPPF states “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”.

Significance of the existing building

The Argyle Building (application building) is a former stable building associated with the Grade II Listed Royds Mount and now forms part of the Huddersfield Grammar School campus. The building has evolved over time, reflecting its transition from its original ancillary function to its long standing educational use.

The building’s significance derives from its historic relationship with Royds Mount, together with the survival of original architectural features, including its stone construction, traditional roof form and timber scissor trusses. These elements contribute to its architectural and historic interest and illustrate its original function within the wider estate.

Whilst the building has been adapted on several occasions to meet changing operation requirements, including the introduction of later internal subdivisions and alterations, it continues to retain sufficient historic fabric and character to make a positive contribution to the significance of the wider historic complex.

Impact of proposal on the Listed Building

The proposed works comprise a combination of internal and external alterations to facilitate the continued use of the building as part of the school complex. Internally, the proposals seek to reconfigure the building to provide improved educational accommodation whilst retaining the building’s principal historic form. At ground floor level, the works comprise the formation of new partition

walls within the existing music classroom to create pupil toilets, a store and two drama break-out spaces, together with a new store beneath the reconfigured staircase. A new partition wall would also be erected within the existing sports store to create a store and server room, together with the insertion of a partial partition within the existing medical room.

At first floor level, the proposals involve a substantial reconfiguration of the existing layout through the insertion of new partition walls to provide a formal music classroom, three peripatetic rooms, a recording studio, two practice rooms, a meeting room, staff toilet and associated circulation space. The existing landing would also be reconfigured in association with the replacement staircase.

The proposals also include alterations to the internal structure to improve the functionality of the building. The ceiling would follow the line of the existing scissor trusses to increase headroom, the floor arrangement would be altered to improve circulation and usability, and a new steel beam would be introduced where required to provide structural support. Whilst these works would result in some intervention to the historic fabric, the principal structural form of the building, including the scissor trusses, would largely be retained.

It is acknowledged that the building has been subject to numerous alterations throughout its lifetime, particularly following its conversion to educational use. Many of the existing internal partitions and alterations are of relatively modern origin and do not form part of the buildings original historic plan form. Consequently, the majority of the proposed internal alterations would either affect these later interventions or introduce new subdivisions between the principal structural elements, thereby limiting the impact on the surviving historic fabric.

The proposal also includes the installation of external plant and associated ventilation grills to serve the refurbished accommodation. The main equipment would be sited on secondary elevations, on non-original elevations and has been designed to minimise intervention into the historic fabric. Given the discreet location and limited visibility, it is not considered to result in significant harm to the heritage asset nor detract from its special architectural or historic building. The proposed grilles would be appropriately sized and positioned as to integrate effectively with the historic building.

Externally, the proposal comprises relatively sympathetic alterations. Historic openings would be reinstated where appropriate, including the reopening of an original window opening on the north elevation, whilst replacement doors and windows would generally retain the existing architectural detailing, including the stone surrounds and arched openings which contribute to the buildings character. The removal of the existing external fire escape bridge from the west elevation and reinstatement of the associated opening is considered to represent a positive intervention, removing an unsympathetic later addition and improving the appearance of the building.

The replacement of the rear flat roof covering and installation of four conservation style rooflights are similarly considered acceptable. The rooflights have been appropriately positioned and proportioned to minimise their visual impact and are not considered to detract from the significance of the Listed Building. Localised repairs to the external fabric would further assist in securing the buildings long term conservation.

Taking the above into account, it is considered that the proposals would result in less than substantial harm, at the lower end of the spectrum, to the significance of the Listed Buildings. The identified harm principally arises from the alteration of a limited amount of historic fabric and the reconfiguration of the internal layout. However, the proposals retain the principal historic form and key architectural features of the building, whilst removing unsympathetic later additions.

Public Benefits

Paragraph 215 of the NPPF states that where less than substantial harm is identified, it must be weighed against public benefits.

In this instance, the proposal would deliver a number of public benefits. The works would facilitate the continued viable and sustainable use of the building as part of the Huddersfield Grammar School through the provision of modern, fit for purpose teaching accommodation, including specialist music and drama facilities. The internal reconfiguration and works, would significantly improve the functionality of the building, enabling it to meet the operation requirements of the school and remain in active use. The proposal would also secure the long-term conservation of a heritage asset through the undertaking of localised repairs to the external fabric and ensuring sympathetic alterations.

Overall, it is considered that the identified less than substantial harm, which lies at the lower end of the spectrum, is outweighed by the public benefits arising from the proposal. The works would secure the continued beneficial use of the building, improve functionality and contribute to its long-term conservation. Accordingly, the proposal is considered to accord with Policies LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 2, 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

Grant Consent

Decision Authorisation: Delegated Powers

Application Number: 2026/91255

Officer Recommendation: Grant Consent

Conditions

1. The development shall be begun within three years of the date in which this 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.
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, LP24 and LP35, of the Kirklees Local Plan and Policies within Chapters 2, 12, and 16 of the National Planning Policy Framework 2024.
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 special architectural and historic interest of the Listed Building in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, 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: In order to avoid damage to the Listed Building, care should be taken in the choice of materials to avoid thermal bridging or other issues that may affect the breathability of the Building.

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. A revised site location plan to correct the site boundary was submitted. As the amendments did not materially affect the proposal or include any additional third-party land, no further publicity was considered

necessary. These were assessed and considered to comply with national and local planning policies subject to conditions.

Report Dated:

09/07/2026