



For and on behalf of
University of Huddersfield

Planning Statement

Percy Shaw House, Queen Street South, Huddersfield, HD1 3BZ

**Prepared by
DLP Planning Ltd
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May 2026



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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of the University of Huddersfield for the change of use of an existing building from its current educational use (F1) to an office use (E(g)(i)), at Percy Shaw House, Queen Street South, Huddersfield, HD1 3BZ.
- 1.2 There are no internal and external works required.
- 1.3 The proposed development is in accordance with the necessary planning policy and guidance, and it should therefore be granted permission.

2.0 SITE DESCRIPTION

- 2.1 The site is located on Queen Street South to the south of Huddersfield Town Centre and the University's Queensgate Campus.

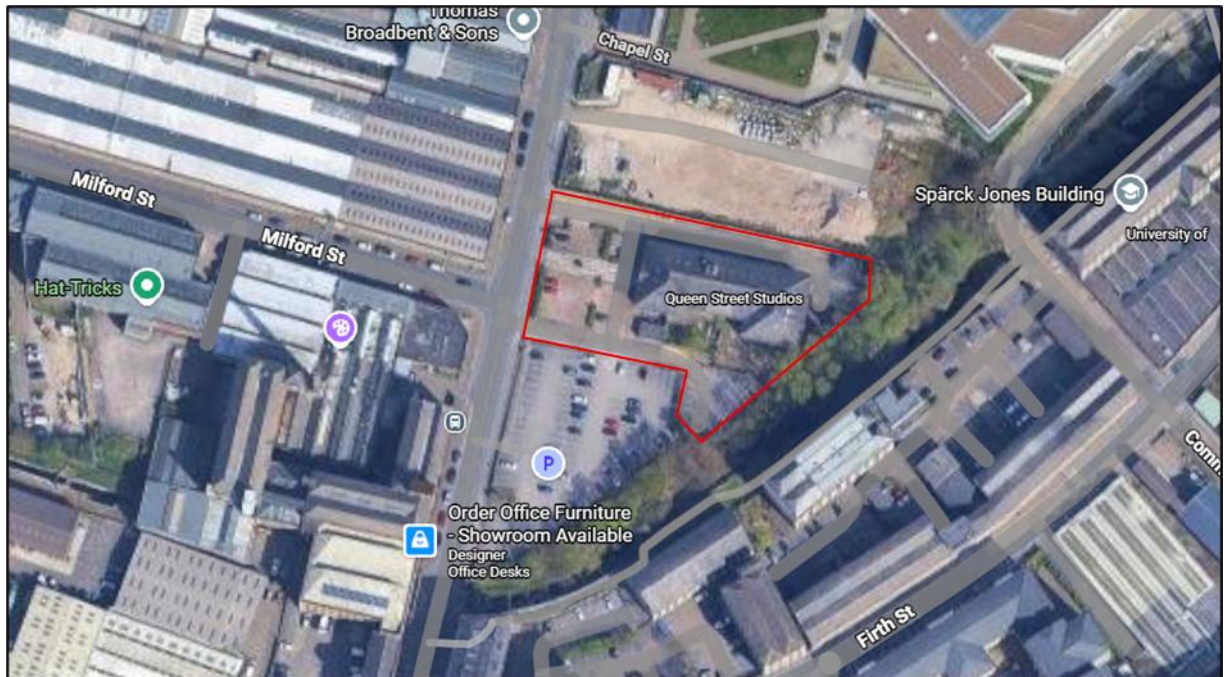


Figure 1: Aerial View of Application Site.

- 2.2 To the north of the site is the University of Huddersfield Queensgate Campus, separated from the site by a cleared site currently used as a service yard. To the west and east are several industrial or commercial uses, with residential development to the south, separated from the site by Queen Street South Car Park and Broad Canal.
- 2.3 The site is well located for public transport with several bus stops within walking distance of the site including to the south of the site on Queen Street South, Firth Street, Queensgate and Chapel Hill providing regular services. Huddersfield Train Station is located within the Town Centre, 0.7 miles from the site (approximately a 16-minute walk).
- 2.4 There are no heritage assets on site, nor is the site within a Conservation Area, and the site is within Flood Zone 1.

Existing Site

- 2.5 The site consists of an existing building with associated car parking as follows:



Figure 2: Percy Shaw House.



Figure 3: Car Parking to Front of Percy Shaw House.

3.0 PLANNING HISTORY

3.1 The following planning history is available for the application site.

Application Reference	Proposal	Decision
2019/62/91341/W	Internal and external refurbishment and alterations.	Approved – 24 th June 2019.
2010/62/92802/W1	Change of use from offices to higher education use.	Approved – 8 th April 2011.

Table 1: Planning History.

3.2 The planning history demonstrates the former use of the building as offices prior to the change of use to the existing educational use.

4.0 PROPOSED DEVELOPMENT

- 4.1 The proposed development includes the change of use of Percy Shaw House from its existing educational use (Class F1 Learning and non-residential institutions) to an office use (Class E(g)(i) Offices to carry out any operational or administrative functions). There are no internal or external alterations proposed to the building.
- 4.2 Car parking is provided on site which will be retained for the office use.
- 4.3 The following plans have been submitted with this application denoting the existing floor plans and parking provision:
- Location Plan
 - Percy Shaw House - AS BUILT 2025-PERCY SHAW HOUSE - BASEMENT FLOOR
 - Percy Shaw House - AS BUILT 2025-PERCY SHAW HOUSE - GROUND FLOOR
 - Percy Shaw House - AS BUILT 2025-PERCY SHAW HOUSE - FIRST FLOOR
 - Percy Shaw House - AS BUILT 2025-PERCY SHAW HOUSE - SECOND FLOOR
 - Queensgate Car parking live.update.upload copy-Percy Shaw House & Queen St

5.0 PLANNING POLICY ASSESSMENT

5.1 The following planning policy and guidance is relevant to the proposed development:

- National Planning Policy Framework (2024) (the 'Framework')
- Kirklees Local Plan (2019)

5.2 The application site is not located within a specific policy designation relevant to the proposed development, but it is located opposite a Primary Employment Area within the Kirklees Local Plan (2019). The proposed office use will present key employment opportunities meeting the requirements of this designation.

5.3 The principle of development has been established through Policy LP13 and Policy LP17 which details that office uses are acceptable in principle town centre and town centre locations.

5.4 In accordance with the National Planning Policy Framework (2024), the proposed development will make an effective use of land (paragraph 124), and paragraph 11 which requires a presumption in favour of sustainable development, meeting the three objectives of this; economic, environmental and social (paragraph 8). This is also reiterated at Policy LP1 and Policy LP7 of the Local Plan.

5.5 The proposals will aid the economy as required at paragraph 85 in which '*decisions should help create the conditions in which businesses can invest, expand and adapt*'. As a town centre location, the proposed change of use to offices will accord with paragraph 90 in which the future needs for office uses should be accounted for.

5.6 The external appearance of Percy Shaw House will remain unchanged and is suitable for the proposed office use, being of a high quality which will function well for the lifetime of the development. This will remain in accordance with paragraphs 131 and 135 of the Framework.

5.7 Overall, the proposed change of use is considered to comply with the relevant local and national policies.

6.0 CONCLUSION

- 6.1 This Planning Statement has been prepared in support of the proposed development change of use of the building to an office use (Use Class E(g)(i)) with retained car parking.
- 6.2 As discussed, the proposals accord with the necessary planning policy and guidance, and the principle of development is therefore considered acceptable. No works are required internally and externally, and therefore the design remains acceptable.

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