

Date: 23rd June 2026

Planning Services
Kirklees Council
Civic Centre 3
Market Street
Huddersfield
HD1 2YZ

Dear Sir / Madam,

Re: Sequential Statement for Percy Shaw House, Queen Street South, Huddersfield, HD1 3BZ.

An application with reference 2026/62/91335/W, has been submitted to Kirklees Council for the change of use of Percy Shaw House from education (Use Class F1) to offices (Use Class E(g)(i)). Given the site's location outside of the Town Centre, a short Sequential Assessment has been requested to address the location.

With this in mind, sites within the Town Centre Boundary have been considered within this Statement as shown at Figure 1:

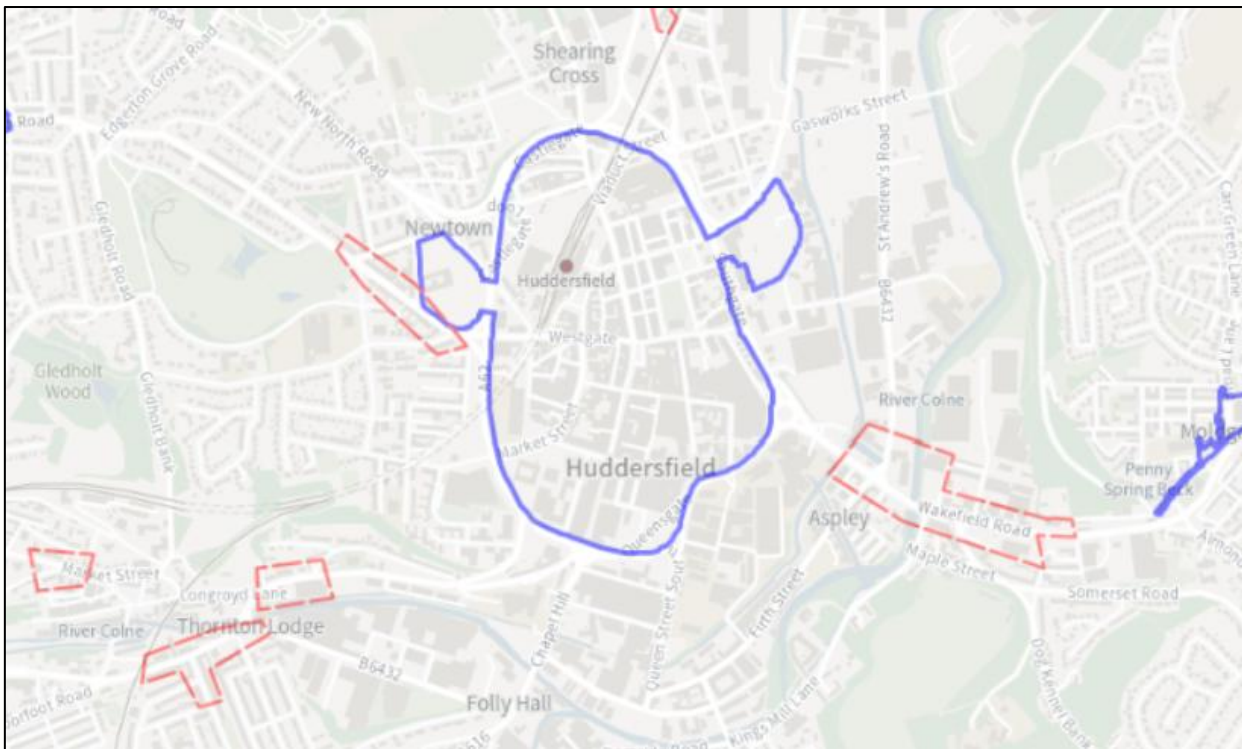


Figure 1: Town Centre Boundary.

Percy Shaw House is an existing building which is currently used as administrative offices ancillary to the University and its educational purposes. It is therefore considered that the proposals do not introduce a solely new use to the site, instead, formalising the office use separate to the University. The site has existing car parking which will remain associated with Percy Shaw House.

The University are currently establishing a lease with Ramsden Solicitors who will be taking on the



entire building as its Huddersfield offices. Given the site's current use and the proposed use, it is not considered that there will be any alterations to the existing movements, both pedestrian and vehicular on site.

No internal or external alterations are proposed as part of this application.

Policy Context

The National Planning Policy Framework (2024) provide relevant guidance on Sequential Tests required for town centre uses.

Paragraph 91 states that '*local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre location; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered*'.

Paragraph 92 continues by stating that '*when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored*'.

Assessment of Alternative Sites

Consideration of available sites within Huddersfield Town Centre has been undertaken, looking for sites of a similar floorspace and provision as Percy Shaw House. Percy Shaw House provides three floors of office space equating to a gross internal area of 2,122.26 m² as well as dedicated parking spaces for staff and visitors. For the purposes of this assessment, the basement has not been included within this figure.

A review of various estate agencies has been undertaken including, but not limited to Rightmove, Zoopla, and OnTheMarket.

The following sites are available that are of a similar size to Percy Shaw House.

Address	Size	Suitability
Station Street Buildings, 12 Station Street, Huddersfield, West Yorkshire, HD1 1LN	1,888m ²	Grade II Listed Building makes this unattractive from a management perspective.
Northumberland Street, Huddersfield HD1	Up to 3251.6m ²	This unit in full would be too large, and sharing the building with other businesses is not suitable.
New Street, Huddersfield HD1	Not specified (assumed to be of a similar scale).	Building advertised for let of individual office units which would be too small (up to 263m ²)

Table 1: Table of Alternative Sites.

All other commercial units found were too small in comparison to Percy Shaw House.

Summary and Conclusion

As detailed above, an application for a change of use from education (F1) to offices (E(g)(i)) has been submitted at Percy Shaw House, Queen Street South, Huddersfield, HD1 3BZ.

This Sequential Statement has considered the vacant commercial units within Huddersfield Town Centre, to assess whether there are any suitable sites that could accommodate the proposed development in this area.



It has been concluded that, given the scale of Percy Shaw House, and the area it provides, there are no sequentially preferable sites within Huddersfield Town Centre. The proposed site is therefore the most suitable for the proposed change of use.