

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:	2026/65/91612/W
Site Address:	Huddersfield Open Market, Brook Street, Huddersfield, HD1 1RY
Description:	Listed Building Consent for removal and replacement of roof glazing to the market hall and stone annexe, including associated fixings, framework and ventilation provision (within a Conservation Area)
Recommending Officer:	John Holmes

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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 07-Aug-2026

THE SITE

The site relates to the Grade II listed building (Huddersfield Open Market). To the further north of this part of the site is Tesco supermarket with the associated multi-level parking area and accesses. To the west of the site are several listed buildings which are separated from the site by highways although the northern portion which is currently hardstanding is immediately adjacent to the boundary with a Grade II listed building (13, 15 & 17 Brook Street). An unnamed street runs to the south of the site, which serves vehicular / pedestrian access although is single vehicle width.

Highways surround / split the northern part of the site, with the Market building being split from the area of hardstanding by Brook Street to the northern portion of the site. To the eastern part of the site is Lord Street and to the west Byram Street which links into Brook Street to the north. The site is approx 150m from Huddersfield Railway Station.

Huddersfield Open Market was first constructed in 1887-89 by R.S. Drydale and is a cast iron structure consisting of six giant columns with elaborate, foliate capitals, iron trusses with decoration pierced into them. The large cast iron frame holds six aisles of slate roofs with north lights to provide natural light for the market goes below

THE PROPOSAL

Listed building consent is being sought for the following development:

- Removal and replacement of roof glazing to the market hall and stone annexe, including associated fixings, framework and ventilation provision.

Section 4 of the submitted Design and Access Statement details the proposal would consist of a new traditional patent glazing system. Specifically detailing the following summarised elements of the scheme:

- Aluminium-based patent glazing system which is single glazed, two-edge supported patent glazing system, designed and manufactured in accordance with BS 5516.
- Steel rails at high level, with timber rails at intermediate and low level, all suitably pitched
- 'Traditional' TC2 type aluminium glazing bar, fabricated from Grade 6063 T6 aluminium alloy to BS EN 755-2, at approximately 600mm centres. Bars are finished with an extruded aluminium screw-on capping or concealed fixing snap-on capping option.

- All aluminium sections to receive a polyester powder coated finish to BS 6496, with a minimum film thickness of 40 micrometers.
- 8.8mm clear laminated glass to BS 952, providing a light transmission of not less than 88% of average daylight.
- 30°, providing effective weather performance and natural drainage.
- Top hung opening vents with electronically operated chain actuators (24 volt), controlled via the building's BMS system.
- Sections are powder coated as standard. The system is designed and manufactured in full compliance with BS 5516, the British Standard governing sloping and vertical patent glazing, ensuring structural integrity, weatherproofing, and long-term durability.
- This is the same system that is specified to the lower canopies already and in appearance. The glazing bars are well suited to the heritage application

PLANNING HISTORY

The planning history for the Grade II listed building and non listed part to the south relates to planning and listed building consents for redevelopment(s) of the building dating back to the 1990s and 2000s.

Of relevance in the consideration of this proposal are applications 2025/92443 & 2025/92444 which granted planning permission & Listed Building Consent for the re-development of the Market Building. This application was determined and approved at the 16th April 2026 District Wide Planning Committee meeting.

The proposal would be works that would be in conjunction with those as approved by the recently approved re-development works.

REPRESENTATIONS

The application has been publicised by site notice & newspaper advertisement in accordance with the Council's adopted Development Management Charter. The expiry of the advertisement period was 24th July 2026.

No representations have been received.

CONSULTATIONS

The following consultations have been undertaken for this application with the summarised responses listed below.

Conservation and Design Officer (Kirklees Council) – No objection.

Within their response received 23rd July 2026, the Conservation and Design Officer have set out that the Heritage Statement notes that the existing glazing system dates to the 1980s or 90s and is currently beyond repair and not compliant to current safety standards. They note that significant elements of the building's roof will be retained, i.e. cast-iron frame and blue slates. They go on to detail that the proposed replacement is a traditional patent glazing which will be similar in appearance to the current glazing system and will ensure the long-term future viability of the building.

They confirm that they agree with the conclusion of the heritage statement that the proposals will result in no harm to the significance of the listed building or the Huddersfield Town Centre Conservation Area.

Amenity Societies – No response received

Historic England – In their letter dated 6th July 2026, Historic England state that they provide advice when their engagement can add most value and that in this case they are not offering advice. However, they note that this should not be interpreted as comment on the merits of the application. They recommend seeking specialist advice of the Council's specialist advisors.

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

ALLOCATION AND 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'.

The site is within Huddersfield Town Centre / Conservation Area as identified within the Kirklees Local Plan (adopted 2019).

It is considered that the following policy and legislation is applicable to the determination of this application.

Kirklees Local Plan

- 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 December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

Chapter2	Achieving sustainable development
Chapter12	Achieving well-designed places
Chapter16	Conserving and enhancing the historic environment

ASSESSMENT

The application site is within Huddersfield Town Centre / Conservation Area. Listed Building Consent is being sought for alterations to the existing glazed roof.

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 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 16 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.”*

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

Listed Buildings are designated heritage assets and Paragraph 208 of the NPPF states 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.”*

Paragraph 212 of the NPPF state that: *“When considering the impact of a proposed development on the significance of a designated heritage asset, great 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 harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

Paragraph 213 of the NPPF goes on to state that: *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”*

Paragraph 215 of the NPPF states that when a proposed development would lead to less than substantial harm, it is necessary to achieve public benefits that outweigh the harm to the heritage asset, including securing its optimum viable use.

The scheme is fully detailed in the submitted plans and Roof Lights Replacement Heritage Impact Assessment which sets out that the predominant material of construction would be glass / glazing with the intervening fixing structures being replaced which would be an aluminium construction.

The response of the Council’s Conservation and Design Team is noted and it is concluded that the proposed works will not lead to harm to the setting of the Listed Building or wider Conservation Area and that they satisfy the requirements of the aforementioned policies and legislation.

It is considered that given the predominant material would be glazing and the extent of the submitted detail, a condition requiring the scheme is undertaken in accordance with the submitted details (which includes Roof Lights Replacement Heritage Impact Assessment) would suffice in ensuring a suitable colour finish. This conclusion is drawn having cognisance of the submitted details within the Heritage Impact Assessment which demonstrates the use of the frame materials which will be galvanized metal in either a white or dark grey colour finish. Given the location of the framing material and the predominant use of glazing it is considered the proposal would be acceptable subject to condition.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2026/91612

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 Section 51 of 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 to accord with Policies LP2, LP24, LP35 of the Kirklees Local Plan and the policies within Chapters 2, 12 & 16 of the National Planning Policy Framework

Plans and specifications schedule:-

Plan Type	Reference	Date Received
Location Plan	PP-15002329v1	12 th June 2026
Existing site plan	HMH-GSA-ZZ- XX-D-A-0101P01	12 th June 2026

Plan Type	Reference	Date Received
Market Hall Roof Glazing Replacement -Interface Details 02	HMH-GSA-MH-RF-D-A-6661P01	12 th June 2026
Annexe Roof Glazing ReplacementInterface Details	HMH-GSA-MA-RF-D-A-6662P01	12 th June 2026
Market Hall Roof Glazing Replacement -Interface Details 01	HMH-GSA-MH-RF-D-A-6660P01	12 th June 2026
Roof Lights Replacement Heritage Impact Assessment	HMH-GSA-ZZ-ZZ-T-A-1025RevP01	17 th June 2026
Application Form		17 th June 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 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.