



For and on behalf of
University of Huddersfield

Planning, Heritage and Sequential Statement

Sir John Ramsden Court, Wakefield Rd, Aspley, Huddersfield HD1 3AQ

**Prepared by
DLP Planning Ltd
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CONTENTS	PAGE
1.0 Introduction	4
2.0 Site Description.....	5
3.0 Planning History	7
4.0 Proposed Development.....	8
5.0 Heritage Assessment.....	9
6.0 Planning Policy Assessment.....	11
7.0 Sequential Statement.....	13
8.0 Conclusions	17



1.0 INTRODUCTION

- 1.1 This Planning, Heritage and Sequential Assessment has been prepared by DLP Planning Ltd on behalf of the University of Huddersfield in support of an application for the change of use of Sir John Ramsden Court, Wakefield Road, HD1 3AQ.
- 1.2 The application site is currently in Educational Use Class F1, with a change of use proposed to Class E(g)(i) for Offices.
- 1.3 There are no internal or external works required.
- 1.4 Sir John Ramsden Court is a Grade II* Listed Building, and therefore, its heritage significance has been considered at Section 5 of this Statement.
- 1.5 In accordance with the National Planning Policy Framework, a Sequential Assessment has also been considered at Section 7 of this Statement.
- 1.6 The proposed development meets the necessary local and national planning policy and guidance, and it is therefore considered that planning permission should be granted.

2.0 SITE DESCRIPTION

- 2.1 The site is located to the east of Huddersfield Town Centre and the University's Queensgate Campus, off Wakefield Road as shown at Figure 1.



Figure 1: Aerial View of Application Site.

- 2.2 To the west of the site is the University of Huddersfield Queensgate Campus which extends to the southwest, with the Business School and University Health Centre directly to the south. West of the site there are several other business and office buildings. North of the site, across Wakefield Road, there is a large portion of car parking associated with Sainsburys, and parking associated with Bridge House and the canal which runs from north to south of the site, passing under Wakefield Road. Shorehead Roundabout is to the northwest of the site.
- 2.3 The site is accessible for vehicles from Wakefield Road, leading to the Sir John Ramsden Court car parking area. The site is well located to public transport with several bus stops on Queensgate and Wakefield Road and is within walking distance (0.6 miles) (approx. 12. minutes), to Huddersfield Train Station.
- 2.4 The site is a Grade II* Listed Building listed as 'Canal Warehouse at Aspley Basin' but is not within a Conservation Area.
- 2.5 The site lies within Flood Zone 3 as shown below:

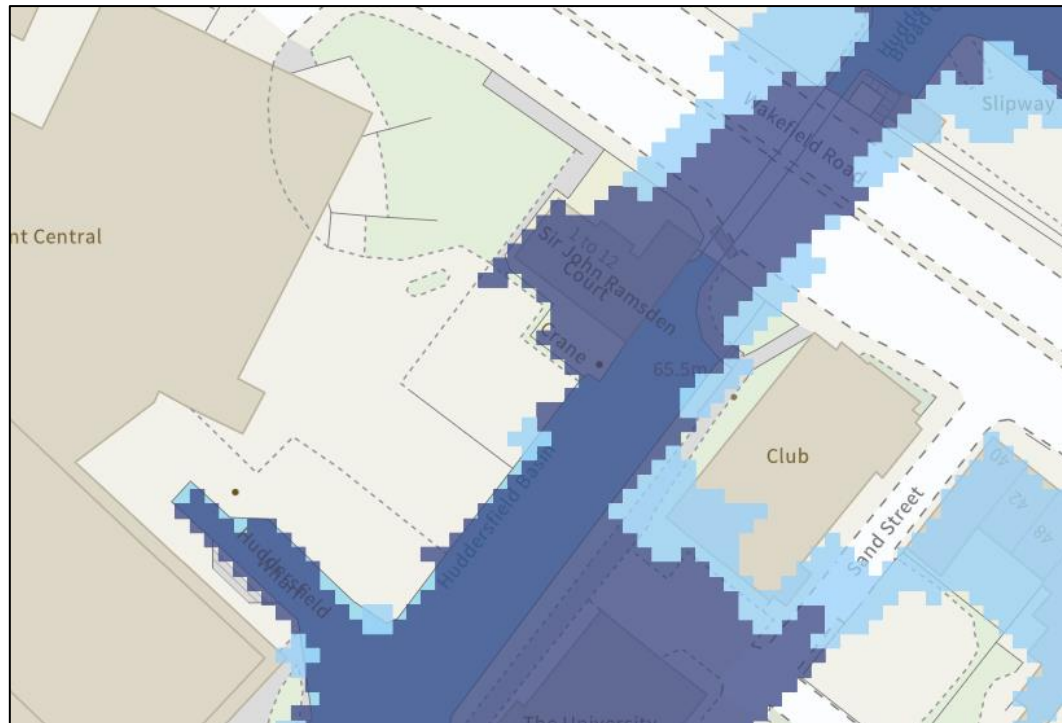


Figure 2: Flood Risk Map for Planning (GOV.UK).

3.0 PLANNING HISTORY

3.1 The following planning history is available for Sir John Ramsden Court.

Application Reference	Proposal	Decision
2021/TNA/92323/W	Works to trees within a CA.	Approved – 8 th July 2021.
2015/62/91478/W	Change of use from residential (C3) to educational (D1) and associated alterations including construction of pedestrian ramp.	Approved – 22 nd July 2015.
2015/65/91479/W	Listed Building Consent for change of use from residential (C3) to educational (D1) and associated alterations.	Approved – 22 nd July 2015.

Table 1: Planning History.

3.2 This demonstrates the previous change of use of the building from its former residential use. It is considered that the office use would have the same activity as the current educational use, given that this is generally administrative.

4.0 PROPOSED DEVELOPMENT

- 4.1 The proposed development includes the change of use of Sir John Ramsden Court from its existing educational use (Class F1 – Learning and non-residential institutions) to offices under use class E(g)(1) (offices to carry out any operational or administrative functions).
- 4.2 There are no external or internal works proposed to the building. As such there are no alterations to the building's special architectural or historic interest or its setting and therefore Listed Building Consent is not required. The character of the building will remain unchanged.
- 4.3 Car parking is associated with Sir John Ramsden Court which will be retained.
- 4.4 The following plans have been submitted with this application denoting the existing floor plans:
- Site Location Plan
 - Existing/Proposed Floor Plans
 - Existing/Proposed Site Layout Plan

5.0 HERITAGE ASSESSMENT

5.1 As the proposed development relates solely to the change of use of the building, with no internal or external works, there will be no impact on the importance, setting and significance of Sir John Ramsden Court, a Grade II* Listed Building (Canal Warehouse at Aspley Basin).

5.2 The significance of the building has been assessed. Significance is defined within the Historic Environment Guidance as *'the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage assets physical presence, but also from its setting'*. It is considered as the sum of the cultural, social and/or natural heritage values that make up the importance of a building or place to this and future generations.

5.3 The guidance provides further detail on how to assess the significance of a heritage asset and the importance of its setting and states that:

'The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places'. (Paragraph 13, ID Ref 18a-013-20190723).

5.4 The aim of conservation is to sensitively manage the change to a building or place to ensure that its significance is protected but also revealed and enhanced so that future generations can understand its significance. Significance can be lost through insensitive alterations and partial demolition, but it can also be enhanced through well-informed and considered change which can bring positive public benefits.

5.5 In this case, there are no proposed internal or external changes, however the change of use of the building, allowing for its continued use and associated maintenance, will ensure positive public benefits with the retention of the listed building.

Assessment of Significance

Canal Warehouse at Aspley Basin – Grade-II* Listed Building (List ID: 1223867)

- 5.6 The building was first listed on 12th September 1973, the most recent amendment to this being on 29th September 1978. The list description provides the following detail:

'Wakefield Road 1. (South Side) 5113 Canal warehouse at Aspley Basin (formally listed as Old Canal Warehouse) SE 1416 SE 4/62 12.9.73. II 2. Between 1774 and 1780. Built for Sir John Ramsden's Canal, whose route was initially (1766) surveyed by James Brindley, and eventually constructed by Luke Holt. Hammer dressed stone. Pitched stone slate roof. 3 storeys and attic. Central gabled part breaks forward slightly and has one range of panelled loading doors, round-arched on attic floor. To left of this is one 3-light stone mullioned window with glazing bars and one 2-storey extension to the north. To right of it is one 3-light stone mullioned window on ground floor, one 9-light stone mullioned window on 1st floor, and two 3-light stone mullioned windows on 2nd floor. Venetian window with keystone on attic floor at west end. One range of panelled loading doors with balconies at canal end. Winch hoist over'.

- 5.7 The significance of the building refers to the original external materials and features including the dressed stone, stone slate roof, panelled loading doors, windows and balconies. With this in mind the significance of the building appears to put limited emphasis on the internal nature of the building.
- 5.8 The value of this heritage asset therefore derives from its evidential and historic value given the original use of the building, as well as aesthetic value when considering the design of the building.
- 5.9 As there are no physical changes to the building, and the proposed change of use from one office-based use to another would not change the character of the building, it is considered that there would be no works proposed which would affect the special architectural or historic interest of the listed building.
- 5.10 It is therefore considered that the proposed change of use will have no impact on the significance of the building.

6.0 PLANNING POLICY ASSESSMENT

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

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

6.2 The application site is not located within a specific policy designation relevant to the proposed development, but it is located within a Biodiversity Opportunity Zone for floodplains within the Kirklees Local Plan (2019).

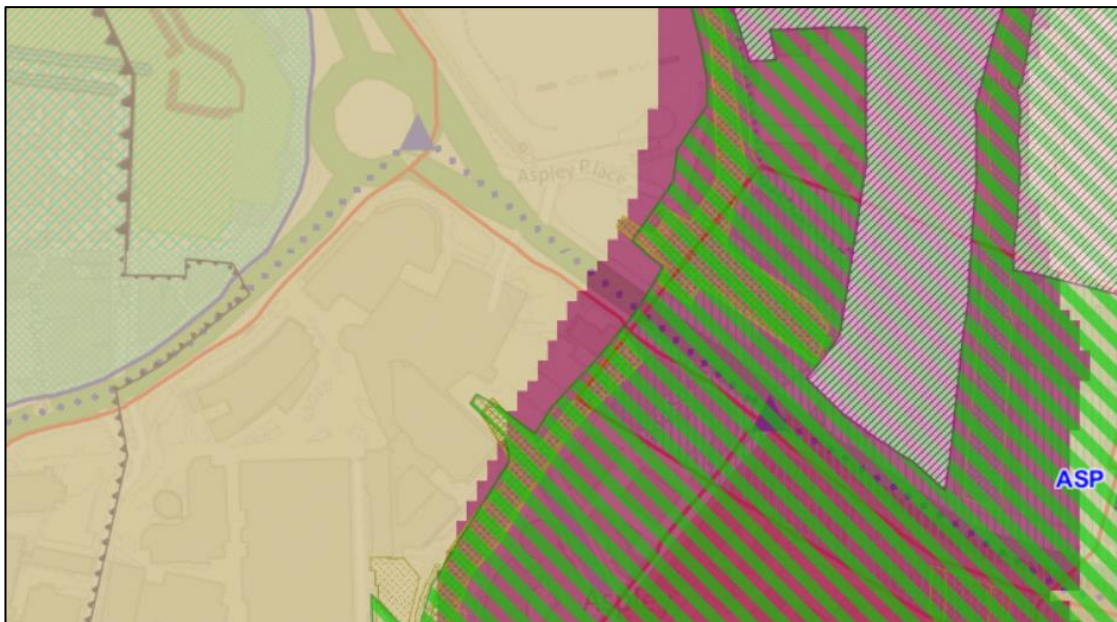


Figure 3: Extract of Local Plan Policy Designations Map.

6.3 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. In accordance with paragraph 91 and 92 of the Framework, a Sequential Test will be required to support this application available at Section 7 of this Statement.

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

6.5 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 an edge of 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.

- 6.6 The external appearance of Sir John Ramsden Court 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, remaining in accordance with paragraphs 131 and 135 of the Framework.
- 6.7 As a Grade II* Listed Building, the proposals will accord with Chapter 16 of the Framework and Policy LP35 of the Local Plan. This has been assessed in full at Section 5 of this Statement.
- 6.8 The proposed change of use is considered to comply with the relevant local and national policies and guidance.

7.0 SEQUENTIAL STATEMENT

- 7.1 The National Planning Policy Framework (2024) provides relevant guidance on Sequential Tests required for town centre uses.
- 7.2 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 locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered'*.
- 7.3 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'*.
- 7.4 With this in mind, sites within the Town Centre Boundary and Aspley Local Centre have been considered within this Statement as shown at Figure 4.

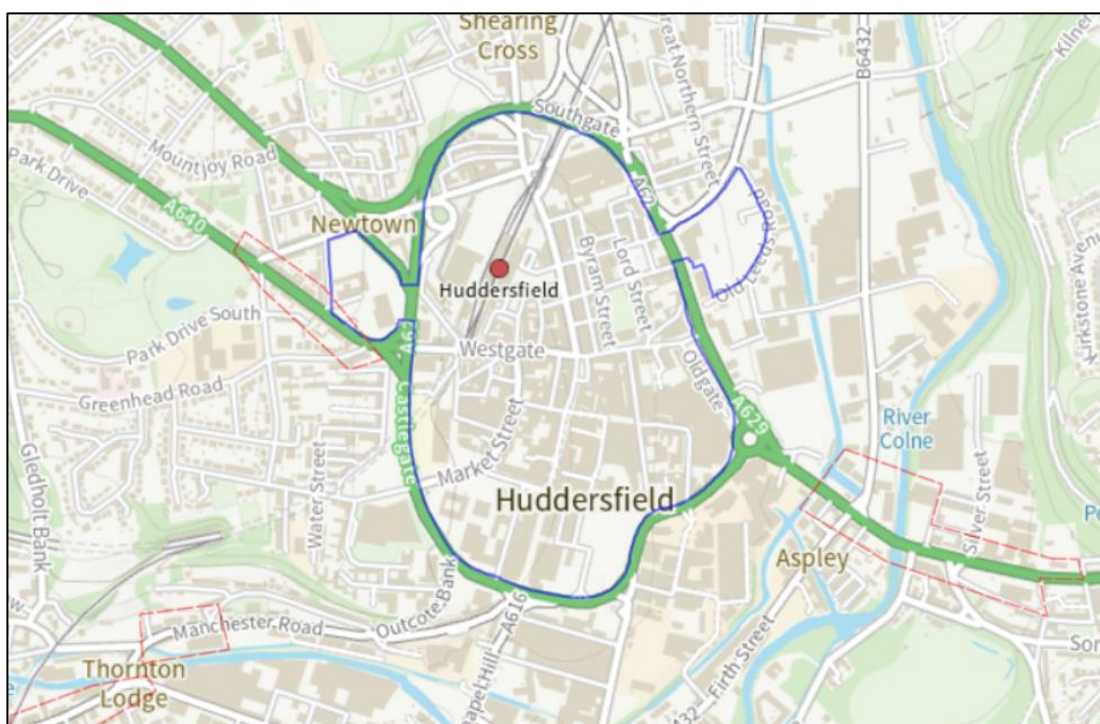


Figure 4: Huddersfield Town Centre Boundary and Aspley Local Centre Boundary

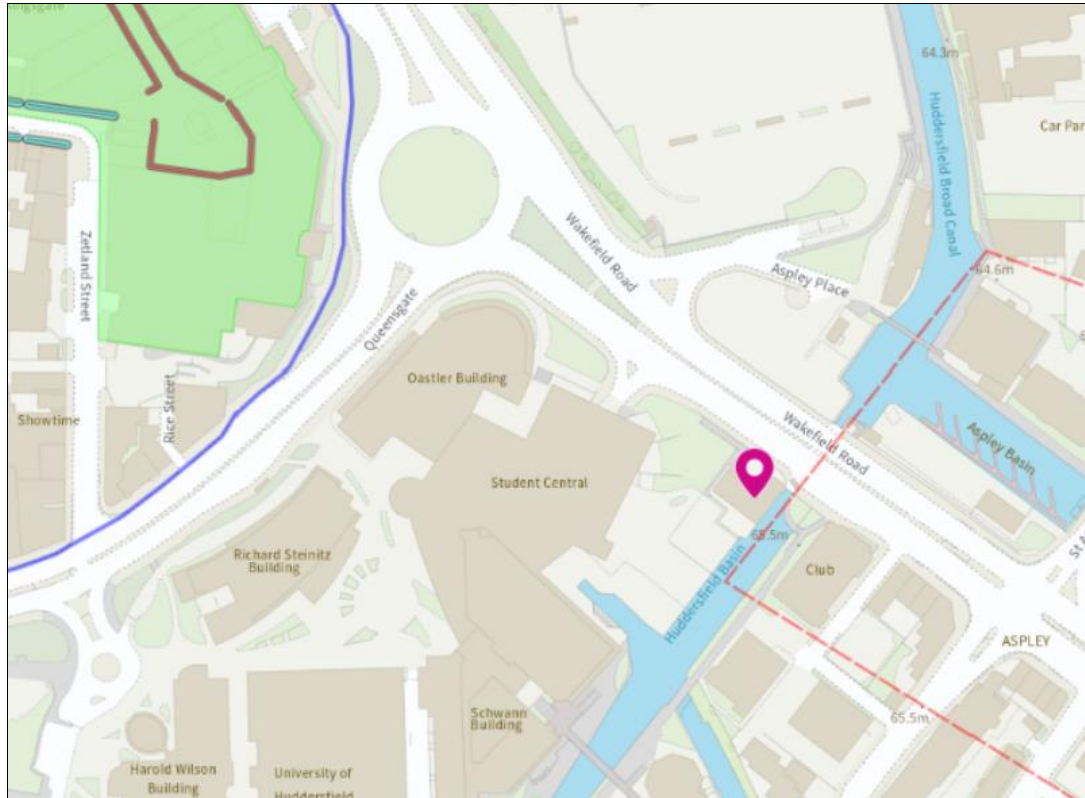


Figure 5: Application Site relationship with Aspley Local Centre Boundary and Huddersfield Town Centre

Assessment of Alternative Sites

- 7.5 Consideration of available sites within Huddersfield Town Centre and Aspley Local Centre has been undertaken, looking for sites of a similar floorspace and provision as Sir John Ramsden Court.
- 7.6 Sir John Ramsden Court provides a total of 762.62m² gross internal area as well as dedicated parking spaces for staff and visitors.
- 7.7 A review of various estate agencies has been undertaken including, but not limited to Rightmove, Zoopla and OnTheMarket.
- 7.8 The following sites are available that are of a similar size to Sir John Ramsden Court.

Address	Size	Suitability
78 John William Street, John William Street, Huddersfield (Huddersfield Town Centre)	176.55 - 776.48 sqm	No dedicated parking provided. Total accommodation provided includes basement. Therefore only provides 599.98sqm of useable office space and therefore falls below equivalent space at Sir John Ramsden Court.
HQ, 2 ST Peter's Street, Huddersfield, United Kingdom HD1 1LN (Huddersfield Town Centre)	10.03 - 929.02 sqm	The office accommodation is spread over several floors and as a whole the capacity would be too large and would result in sharing the offices with another tenant which would be unsuitable.
12 Station Street, Huddersfield, West Yorkshire, HD1 1LN (Huddersfield Town Centre)	13.94 - 1,888.33 sqm	The office accommodation is spread over one floor and as a whole the capacity would be too large and would result in sharing the offices with another tenant which would be unsuitable.
High Street, Huddersfield, HD1 (Huddersfield Town Centre)	741 sqm	The size of this office would fall below the required capacity and would be unsuitable.

Table 2: Table of Alternative Sites

- 7.9 There are no properties found within the Aspley Local Centre which would be suitable.
- 7.10 All other commercial units available were not comparable to the provision of Sir John Ramsden Court.

Summary

- 7.11 As detailed above, this Sequential Statement has considered the vacant commercial units within and on the edge of Huddersfield Town Centre and Aspley Local Centre, to assess whether there are any suitable sites that could accommodate the proposed development in



this area.

- 7.12 It has been concluded that there are no sequentially preferable sites within Huddersfield Town Centre or Aspley Local Centre. The proposed site itself lies on the edge of Aspley Local Centre and is in a highly sustainable location. It is therefore the most suitable site for the proposed change of use and makes efficient reuse of a listed building without physical changes.

8.0 CONCLUSIONS

- 8.1 This Planning, Heritage and Sequential Statement has been prepared in support of the proposed development for the change of use of Sir John Ramsden Court, from its existing Educational use (F1) to class E(g)(i) Offices.
- 8.2 As has been assessed, the proposed development will have no impact on the significance of this Grade II* Listed Building as there are no internal or external alterations.
- 8.3 Following a review of available commercial units, there are no sequentially preferable sites for the proposed development. The site itself sits on the edge of the Aspley Local Centre and is considered to be located in a highly sustainable location.
- 8.4 The proposed development accords with the necessary planning policy and guidance, and the principle of development is therefore considered acceptable.

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