



Historic England

YORKSHIRE OFFICE

Mr Matthew Woodward
Kirklees Council, Investment and Regeneration
Service
PO Box B93, Civic Centre 3
Off Market Street
Huddersfield
West Yorkshire
HD1 2JR

Direct Dial: 01904 601982

Our ref: P00715770

22 March 2018

Dear Mr Woodward

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**CO-OP BUILDING, 103 NEW STREET, HUDDERSFIELD, WEST YORKSHIRE, HD1
2TW
Application No. 2017/93886**

Thank you for your letter of 6 March 2018 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The proposed design of the windows on the rooftop extension has been amended which we welcome. However, the size of the rooftop extension at three storeys is still of considerable concern. Given that this aspect of the proposals would be harmful to the conservation area and the setting of the adjacent listed buildings, your authority should be satisfied that the viability of the scheme constitutes the "clear and convincing justification" which is required for this harm by paragraph 132 of the National Planning Policy Framework.

We previously advised that the impact on the surrounding heritage assets could be further reduced through attention to details and materials. We therefore welcome the changes to the window design. We note, however, that the extension is still proposed to be clad in grey metal cladding with red accents. We recommend this is amended to a darker tone cladding, ideally a dark bronze colour as is seen in a number of other buildings in the conservation area and which tones better with the stonework of the Co-Op building and the surrounding listed buildings.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be



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addressed in order for the application to meet the requirements of paragraphs 129, 132 and 134 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Emma Sharpe

Inspector of Historic Buildings and Areas

E-mail: emma.sharpe@HistoricEngland.org.uk



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