

**Name of meeting:** Cabinet  
**Date:** 21st December 2023  
**Title of report:-** 19-33a John William Street, Huddersfield –  
 Huddersfield Heritage Led Regeneration Grant  
 Scheme (HLR) Grant offer.

## Purpose of report

To agree grant support from the Huddersfield Heritage Led Regeneration Grant Scheme for properties at 19-33a John William Street, Huddersfield.

Key Decision - Is it likely to result in spending or saving £500k or more, or to have a significant effect on two or more electoral wards?	Yes
Key Decision - Is it in the <a href="#">Council's Forward Plan (key decisions and private reports?)</a>	Yes
The Decision - Is it eligible for call in by Scrutiny?	Yes
Date signed off by <u>Strategic Director</u> & name	David Shepherd Yes 28 <sup>th</sup> November 2023
Is it also signed off by the Service Director for Finance?	Yes
Is it also signed off by the Service Director for Legal Governance and Commissioning?	Yes
Cabinet member <a href="#">portfolio</a>	Cllr Graham Turner Regeneration Portfolio Holder

**Electoral wards affected:** Newsome

**Ward councillors consulted:** Cllrs Cooper, Allison and Lee-Richards

**Public report with private Appendices (Appendices 1 and 2) .**

**(Have you considered GDPR?) Yes.**

**Public with private appendix 6** in accordance with Schedule 12A Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006 namely it contains information relating to the financial and business affairs of third parties (including the Authority holding that information). It is considered that the disclosure of the information would adversely prejudice those third parties' commercial interests including the Authority and therefore the public interest in maintaining the exemption, which would protect the rights of an individual or the Authority, outweighs the public interest in disclosing the information and providing greater openness and transparency in relation to public expenditure in the Authority's decision making.

## 1. Summary

- 1.1 The freeholder, B&M Properties, of this terrace are seeking grant support of £610.5K for 19 to 33a John William Street from the Huddersfield Heritage Led Regeneration Scheme (HLRS), a capital grant scheme, which seeks to improve shop fronts, including building frontages, and provide new uses for empty properties within the Huddersfield Town Centre Conservation Area. The HLRS is funded from the original £1.2m allocation from the Capital Plan and offers grants of up to 80% of the cost of repair and refurbishment and 100% of the costs for professional services such as an architect and structural engineers.
- 1.2 19 to 33a John William Street is a terrace of 3 storey stone fronted buildings situated on John William Street opposite the junction with Church Street. The upper two floors have been converted into residential with the ground floor having retail units, comprising of hot food takeaways, newsagents and grocery stores. The existing shop fronts are of poor quality, modern in design and are not felt appropriate for these historic buildings.
- 1.3 The buildings are listed Grade 2 by the Secretary of State due to their significant architectural and historic interest. The buildings occupy a prominent position within the Huddersfield Town Centre Conservation Area, is within the Huddersfield High Street Heritage Action Zone (HSHAZ) and the Heritage Led Regeneration (HLRS) priority Area. The buildings occupy a key location within the town centre due to the use of John William Street.

### Background

- 1.4 The HLRS, which was approved by Cabinet in February 2019, is aiding the regeneration of the town centre by improving the historic buildings and creating new uses for empty properties thereby improving Huddersfield as a place to visit, shop and live. The scheme has now been running since April 2019 but due to the impact of Covid the scheme struggled to attract applicants. However, applicants are now coming forward so much so that the allocation of £1.2m has now been either paid to successful schemes or committed to schemes that will be underway shortly.
- 1.5 As part of the decision-making process all schemes are assessed against the need for the works, the impact the works will have on the building and the conservation area as a whole and whether the scheme offers 'value for money.' As part of offering a grant, the offer is subject to a legal agreement and an assessment of the applicant's financial records to ensure there is sufficient funds to complete the works. Four buildings have had their shop fronts and buildings improved, and a further six schemes are being assessed and likely to progress. Of importance to the scheme is this proposal to grant aid replacement shop units from 19a to 33 John William Street. This project, which has gained Planning Permission and Listed Building Consent, seeks to replace metal framed shop fronts with more traditionally designed timber shopfronts. These seven shop units have been the subject of negative comments for a number of years and led to a campaign by Huddersfield Civic Society to seek their alteration. Work on these units is likely to commence in February 2024 and be completed by September 2024.
- 1.6 19-33a John William Street are situated within the boundary of the Historic England's High Street Heritage Action Zone (HSHAZ). The HSHAZ is a partnership between Historic England and the Council to improve and find new uses for the Estates Building

and the George Hotel. However, it is important to note that the agreement to go into partnership with the Council was due to the Council's commitment to the HLRS within the boundary of the HSHAZ. By running this scheme grant funding from Historic England could be targeted to the George Hotel and the Estates Building whilst the Council grant could aid the repair of the shopfronts within the HSHAZ area. Working together the two programmes help to make a bigger impact on the heritage assets of the town and shows a joined-up approach with a key national body (Historic England) that we are also working very closely with in other parts of the Authority area, in particular, Dewsbury.

### The Scheme

- 1.7 The scheme comprises of the replacement of seven metal framed shop fronts, fronting onto John William Street, which are in a poor condition and are not sensitive to the historical and architectural significance of the buildings or the area. The proposed shop fronts are more in keeping with the age of the property, being of timber construction with traditional detailing, stall risers and fascia board which will have the business name sign written. The works will also include stone repairs to the main façade. The replacement of the shop fronts will not only improve its appearance as a Grade 2 listed building and the setting of the conservation area but will go towards ensuring the building is in a long-term viable use. The designs, that have Planning Permission and Listed Building Consent are attached as Appendix 4.
- 1.8 Due to the costs of maintaining and refurbishing a heritage building and low property values compared to construction costs, the project is not commercially viable without grant support. Should the works not go ahead, the appearance of the area will continue to decline, and this part of the street will remain unattractive as a place to visit and shop to the detriment of the town as a whole.

## **2. Information required to take a decision.**

### Property Details

- 2.1 As already stated, 19-33a John William Street is a terrace of properties, being three storeys in height, constructed of sandstone. The upper floors have been converted to residential use, with the ground floor being retail units. Currently the retail units are occupied by newsagents, Grocers, Hairdressers and hot food takeaways; all having metal framed shop fronts and fascia's which are overly illuminated. Access to the upper floors is by Byram Court or via a doorway between 17-19 John William Street. This doorway will be improved with a new door and stonework repair. The building is listed Grade 2 by the Secretary of State due to its significant architectural and historic interest. The building occupies a prominent position within the Huddersfield Town Centre Conservation Area, is within the HSHAZ and the HLRS priority Area.

## **Strategic Context**

### Huddersfield Blueprint

- 2.2 The Huddersfield Blueprint which was launched by the Council on 26<sup>th</sup> June 2019 and has a number of themes/objectives including:-
  - Better access
  - Enhanced public spaces

- A great place to live
- A vibrant culture; and
- Thriving businesses

2.3 The improvement of 19-33a John William Street will contribute to the above objectives by improving the appearance of the town.

#### Kirklees Economic Strategy 2019-2025

2.4 One of the 5 priorities of the Kirklees Economic Strategy is 'Revitalised Centres' and one of the 12 action programmes relates to Huddersfield; with one of the 5 big wins being revitalising Huddersfield town centre. By repairing the building and improving its appearance, being in a key gateway to the town, this will contribute to the 'big win' of revitalising Huddersfield town centre.

#### Council Plan

2.5 The Council's approach outlined in the Council Plan 2021/3 is focussed on three themes:-

- People – we work with people, we do not do things to them
- Partners – we work with and alongside our partners
- Place based working – we recognise the unique identities of our local places, their strengths and aspirations. We know that one size does not fit all.

#### 2.6 Wider Strategic Context

It is suggested that when determining the grant allocation that cognisance should be given to the wider regeneration schemes that the Council are either undertaking or proposed. The location of these shopfronts is on a key gateway from the railway station area up to the Cultural Heart providing a pedestrian link. This link will continue through the newly constructed New Street public realm through to the Cultural Heart. These shopfronts will contribute to the restoration of the George Hotel and the Estate Buildings and add to the experience of moving from the Station to Stadium Corridor, with improved Open Market off Northumberland Street, through the town centre. By improving the shop fronts this will not only increase their significance but show the importance of the towns heritage in increasing the towns economic offer.

#### **The Project**

2.7 The buildings of the New Town area, in which this sits, included warehouses, offices, retail and hospitality all of which were designed with similar ashlar-faced neoclassical or Italianate frontages. The Ramsden Estate inspected all proposals for new buildings on their land to ensure quality development. Buildings were designed mainly by local architects but overseen by London architect, William Tite, who was retained from 1851 to inspect designs, and maintain the Ramsden Estate's high architectural standards.

John William Street is the principal artery through the New Town named after Sir John William Ramsden, 5th Baronet. Its three storey classical terraces were built between 1851 to 1858 with shops below and offices and warehouses above. Numbers 17-37 appear to have been constructed in several builds; although the architect is unknown,

plans were overseen by Sir William Tite to ensure consistency and quality of design. Today, many first and second floors have been converted to residential accommodation with shops below, which is the case here.

- 2.8 The building is listed Grade 2 and the list description states: "17-37 John William Street is a high-quality example of a mid-C19 purpose-built commercial building designed in an elegant neoclassical style." The building is also within the Huddersfield Town Centre Conservation Area.
- 2.9 It is proposed that seven metal framed shop fronts on the front elevations to John William Street are replaced with traditional timber framed shop fronts. The design of the shop fronts are appropriate for a building of this age, with central doorways, mullions and transom bars and timber fascia's with the names of the businesses which will be sign written rather than internally illuminated. Planning Permission and Listed Building Consent has been secured.

### Planning

- 2.10 Planning Permission and Listed Building Consent have been approved by the Local Planning Authority subject to conditions. During the application process three comments had been received all of which were supportive of the application. The Planning and Listed Building Consent decisions and plans can be found in Appendices 4 and 5 attached to this report.

## **3. Implications for the Council**

### **Working with People**

- 3.1 As part of the Council's "How good is our place" conversations, we asked how the community felt about Huddersfield Town Centre. Using the Place Standard tool, over 978 citizens took part with 845 Place Standard Assessments carried out. There were a number of key issues discussed but in relation to the importance of shop fronts and heritage the following comments were made:-

#### *Streets and Places*

Participants commented about Huddersfield's historic buildings, empty shops, litter and signage. Lots of people commented about the beautiful historic buildings and architecture that make Huddersfield a wonderful place to live. The train station and buildings on John William Street and Byram Street were repeatedly mentioned, along with Huddersfield Library and the Town Hall. People feel that we don't make enough of our heritage - we don't fully appreciate what we have, our impressive architecture is not being showcased effectively and some buildings (such as the library and art gallery and town hall) need attention. Some felt that the architecture is hidden at street level as it's masked or spoiled by poor shop frontage and signage.

#### *Identity and belonging*

Participants said they do not view Huddersfield positively, due to the state of the town centre and a loss of feeling pride in our town centre. Reasons for people feeling this way include the town centre not being clean or attractive, a deteriorating shopping offer, antisocial behaviour, a lack of safety, parking charges, bus gates and council budget cuts

#### *Care and Maintenance*

The train station, St George's Square (not the hotel), John William Street, Byram Street, Huddersfield Library and Huddersfield Town Hall are beautiful Victorian buildings, all in need of some love and care. One respondent stated: "Sort out shop front signage – the town's rich heritage is left boarded up with shop fronts and signage not in keeping".

From this it is clear that citizens wish to see improvements to the shops and the town as a whole and do appreciate the contribution heritage makes to the town's significance.

The Huddersfield Blueprint was subject to public consultation in 2018/9, which highlighted the importance that local people placed on retaining historic buildings in use. The proposal to replace the shop fronts was subject to public consultation as part of the planning application process and was supported by those who made comment. The scheme architect has closely worked with the Council and the tenants to ensure that the retail units can still operate during the construction works therefore not losing income. The tenants have accepted this and are happy for the scheme to progress.

### **Working with Partners**

- 3.2 As part of the developing the proposals for the project officer has collaborated closely with the applicant (B&M Properties) to agree a scheme that would be practical for the continued operation as retail units but also attractive to potential tenants in the future and respect the historic fabric of the building. The Council have worked with Huddersfield Civic Society throughout the project, and they have been advising on them. The Society is very supportive of the proposals and the HLRS as a whole.

The project is situated with the HSHAZ which is a partnership with Historic England and the Council to improve the area around the Railway Station thus regenerating the 'High Street'. Whilst the focus of the funding has been on the George Hotel and the Estates Building, Historic England highlighted that the area would be improved with the improvement of the shop fronts and would only enter into the partnership if the Council funded shop front improvements. Historic England are supportive of the changes to these shop fronts and see it as a vast improvement to the historic building and the area as a whole.

### **Place Based Working**

- 3.3 The Huddersfield Blueprint is based on the idea of working with local people and businesses to improve the town centre and this has been taken forward in the Kirklees Economic Strategy 2019-2025.

### **Climate Change and Air Quality**

- 3.4 The replacement shop fronts will contribute to town centre regeneration and conservation of the town's heritage. The specifications for the shop windows will meet the Building Regulation requirements for energy efficiency, as far as is possible for a heritage building and limitations of value for money.

### **Improving outcomes for children**

- 3.5 The scheme has no impact on families.

## **Financial Implications for the people living or working in Kirklees.**

- 3.6 The scheme will make the building and the area more attractive to visit and shop. The alterations to the shop front will not only improve the appearance but aid greater accessibility, keep the building in a good state of repair and as such go towards keeping the building in a long-term viable use.

### **Other**

- 3.7 Under section 149 of the Equality Act 2010, the Council (as a public authority) has a duty to have 'due regard' to the need to: - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act, - advance equality of opportunity between persons with a protected characteristic and those without - foster good relations between persons with protected characteristics and those without. The 'protected characteristics' are age, race, disability, gender reassignment, pregnancy and maternity, religion or belief, sex and sexual orientation. An Integrated Impact Assessment has been carried out and in the main there has been no impact upon the 'protected characteristics'. There is a positive impact upon disabilities as the shop fronts are designed to improve disabled access to the retail units, allowing level access to the shops. The signage will also be improved, so that they are simpler in nature and not confusing for those who are visually impaired or are living with dementia.

### **Legal**

- 3.8 The grant has been assessed against the Subsidy Control Act 2022 and is determined to amount to a subsidy for the purposes of the Act. The grant is not considered to be automatically prohibited by the Act but there are no exemptions upon which the council can rely (where an exemption would mean the subsidy control requirements do not apply). The grant has been assessed against the seven subsidy control principles and determined to satisfy those principles. Accordingly, it is considered the council can lawfully award this subsidy and on approval, officers will publish details of the subsidy on the national transparency database.
- 3.9 Upon Cabinet approval of grant funding for this project, it is intended that the council will enter into a formal Grant Agreement with B&M Properties. As part of this process, the Council will assess the financial position of the owner to ensure that it is able to cover the required match funding. To ensure the grant funding is only spent on this project the council will require invoices to be provided and will only pay grant funding on receipt of such invoices. The Council will incorporate clawback provisions in the grant agreement should the property be sold by B&M Properties within a 10-year period. The Council will seek a restriction on title to prevent sale without the council's consent and an overage should it be sold within 10 years. The applicant has also agreed to a legal charge over the premises to secure the Council's grant funding.
- 3.10 The legal basis for the grant is section 57 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which permits a local authority to contribute towards the expenses incurred in the repair or maintenance of a listed building which is situated in or in the vicinity of their area by way of a grant or loan which contains specific conditions which would have to be complied with in terms of grant recovery. In addition, section 1 of the Localism Act 2011 gives the Council a general power of competence to do anything that individuals generally may do, subject to specified restrictions and

limitations imposed by other statutes. Council officers have complied with Financial Procedure Rules (May 2022) No. 22 relating to grants.

## Finance

- 3.11 The latest estimated capital costs based on costs supplied by the Applicant are summarised in the confidential Appendix 1 Grant Overview Form following on from gaining three tenders. Five companies who have experience of working with historic buildings were formally approached through a tender process by the applicant's Architect to provide tender estimates but only three returned them. The contractor supplying the approved quotation is known to do a high standard of work elsewhere and is very capable of dealing with historic buildings. Following the assessment of the tender some of the works have been found to be not within the scheme guidelines and as such have been removed from the grant offer. These not compliant works total £61.8k, which will have to be added to the applicant's contribution.
- 3.12 The total project costs are within the Huddersfield Shop Front Grant allocation of the General Fund Capital Plan. A report on the funding is provided in Private Appendix 2
- 3.13 Due to the location of the building, being on a key gateway, and being a listed building of high architectural significance it is proposed to offer a grant of 80% towards the total costs of the project and 100% of the professional fees.

## Risks

- 3.14 This project has a number of risks that Cabinet need to be aware of when considering the recommendation to approve the grant.

**Table 1: Risks**

Key Risks	Impact	RAG	Mitigation
Failure to approve grant	The range of buildings will not be improved to the detriment of the town.	Amber	If the grant is not approved due to the costs involved, negotiations will take place to reduce the costs if possible.
Cost increase once contractors are on site- due to inflation, or unanticipated issues in replacing the windows	Costs increase beyond a suitable grant offer	Amber	Contractor has built-in sufficient headroom in tender return, to allow for fluctuation in prices.



3.15 Projects of this nature and at this time will have a certain degree of risk. However it is considered that the risks can be managed, to a degree and on balance the potential benefits justify the support being provided.

#### **4 Consultation**

4.1 Consultation on the proposals was carried out as part of the applications for Planning Permission and Listed Building Consent. No objections were received, and two letters of support were received, one from the Civic Society and one other that was anonymous.

#### **5 Engagement**

5.1 Historic England are supportive of the proposal as it improves the setting of the funded conversion of the Estates Building as part of their High Street Heritage Action Zone.

5.2 The Huddersfield Civic Society are in support of the proposal due to their previous campaign and are supporting of the aims and objectives of the HLRS grant scheme.

#### **6 Next steps and timelines**

6.1 Following a decision by Cabinet, officers will undertake all the necessary legal, assessment of applicant's finances and other work required to produce the Grant Agreement.

**Table 2: Indicative Programme**

Action	Timescale/Date
Cabinet Decision	21st December 2023
Commence legal and financial agreements	December 2023
Grant Agreement - signing	February 2024
Appointment of Contractor	February 2024
Construction starts on site	March 2024
Completion	September 2024

#### **7. Officer recommendations and reasons**

It is recommended that Cabinet :-

- (i) Approves providing a HLRS grant to B&M Properties of £610.5K towards the replacement shop fronts to 19-33a John William Street, as described in this report and in the private Appendix 1 and for officers to publish details of the subsidy on the national transparency database.

Reason: To enable the delivery of the project.

- (ii) Delegates authority to the Strategic Director (Growth and Regeneration) in conjunction with the Service Director – Legal, Governance and Commissioning, to agree and complete the grant agreement and other documentation necessary to enable the project to proceed and for the Service Director Legal,

Governance and Commissioning to enter into the aforementioned documentation on behalf of the Council.

Reason: Effective project delivery

- (iii) In the case that the costs should change, give delegated authority to the Strategic Director (Growth and Regeneration) in consultation with the Portfolio Holder responsible for Huddersfield Town Centre, the ability to vary the amount of grant subject to the funds being found from within existing grant scheme resources.

Reason: Effective project delivery

## **8. Cabinet portfolio holder's recommendations**

- 8.1 Agreed with the report and supports the grant funding towards the improvement of these shop fronts which currently detract from the town centre.

## **9. Contact officer**

Nigel Hunston, Team Leader Town Centres Conservation and Design  
[nigel.hunston@kirklees.gov.uk](mailto:nigel.hunston@kirklees.gov.uk)  
01484 221000

## **10. Background Papers and History of Decisions**

Report to Cabinet 19<sup>h</sup> February 2019: Huddersfield Heritage Led Regeneration Grant Scheme

2022/93895 [Planning application details | Kirklees Council](#)  
2022/93964 [Planning application details | Kirklees Council](#)

IIA Assessment [Dash - About your IIA \(achieveservice.com\)](#)

## **11. Strategic Director responsible**

David Shepherd  
Strategic Director Growth and Regeneration  
[david.shepherd@kirklees.gov.uk](mailto:david.shepherd@kirklees.gov.uk)  
01484 221000

## **12 List of Appendices**

1. Private Appendix: 19-33a John William Street Grant Overview Form
2. Private Appendix: Budget Report
3. Planning Permission and Listed Building Consent
4. Approved Drawings

## Appendix 3.

### Planning Permission and Listed Building Consent



Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order  
2015

#### PLANNING PERMISSION FOR DEVELOPMENT

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Application Number: 2022/62/93895/W

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**To:** Hamid Dhorat,  
DK Architects (UK) Ltd  
Suite 4  
Batley Business Park  
Technology Drive  
Batley  
WF17 6ER

**For:** B&M Homes (Properties) Ltd

**In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-**

INSTALLATION OF REPLACEMENT SHOP FRONTS WITH ASSOCIATED  
REINSTATEMENT, REFURBISHMENT AND REPAIR TO BUILDINGS (LISTED  
BUILDING WITHIN A CONSERVATION AREA)

**At:** 17-33A, JOHN WILLIAM STREET, HUDDERSFIELD, HD1 1BR

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**In accordance with the plan(s) and applications submitted to the Council on 01-Dec-2022, subject to the condition(s) specified hereunder:-**

1. The development hereby permitted shall be begun within three years of the date of this permission.

**Reason:** Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. 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, to preserve the significance of designated heritage assets and the visual amenity of the area and to accord with Policies LP01, LP02, LP14, LP17, LP21, LP22, LP24, LP25, LP35 and LP52 of the Kirklees Local Plan, and Policies within Chapters 2, 12 and 16 of the National Planning Policy Framework.

**FOOTNOTE:** Further conditions are set out in the associated Listed Building Consent application 2022/93964.

**FOOTNOTE:** The applicant's attention is drawn to the security recommendations of West Yorkshire Police Designing Out Crime Officer detailed within their consultation response dated 6th June 2022.

**FOOTNOTE:** The temporary portable access ramps to each shopfront should be compliant with Part M of the Building Regulations 2010 and retained within easy reach for each shopfront to be made available for the use of customers on demand. They should be put away when not in use.

**FOOTNOTE:** Noisy construction related activities shall not take place outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays
- 08.00 to 13.00 hours, Saturdays
- With no noisy activities on Sundays or Public Holidays

**FOOTNOTE:** Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location and Block Plans.	Drawing No. 22.2714.01A.	Unamended	01/12/2022
Existing Elevation Plans.	Drawing No: 22.2714.03.	Unamended	01/12/2022
Existing Floor Plan.	Drawing No. 22.2714.02.	Unamended	01/12/2022
Existing and Proposed Street Scene Elevation Plans.	Drawing No: 22.2714.06C.	C	13/03/2023

Proposed Elevation and Floor Plans.	Drawing No: 22.2714.05C.	C	16/03/2023
Conservation, Heritage and Design and Access Statement	Conservation, Heritage and Design and Access Statement by DK Architects. 28/11/2022.	Original	01/12/2022
Joinery Details - Typical Layout.	Drawing No: 22.2714.04B.	B	13/03/2023
Joinery Details Shopfront Plans.	Drawing No: 22.2714.07.	Unamended	01/12/2022
Joinery Details - Shopfront Plans.	Drawing No: 22.2714.08.	Unamended	01/12/2022
Joinery Details - Shopfront Plans.	Drawing No: 22.2714.09.	Unamended	01/12/2022
Email from agent rec'd 13/03/2023	RE: 2022/93896 and 2022/93964	Original	13/03/2023
Image	Image of proposed roller shutter design from agent	Original	16/03/2023

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. The case officer received amended plans following the Conservation & Design Officer comments on signwriting and bordering to ensure high quality visual amenity and heritage amenity to Huddersfield Town Centre Conservation Area and its Listed Buildings. Additional clarifications were received to ensure that the accessibility of the shopfronts were considered in the assessment above.



**Planning (Listed Buildings and Conservation Areas) Act 1990**

**LISTED BUILDING CONSENT**

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**Application Number: 2022/65/93964/W**

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**To:** Hamid Dhorat,  
DK Architects (UK) Ltd  
Suite 4  
Batley Business Park  
Technology Drive  
Batley  
WF17 6ER

**For:** B&M Homes (Properties) Ltd

**The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-**

LISTED BUILDING CONSENT FOR REINSTATEMENT, REFURBISHMENT AND REPAIR OF 6NO SHOPS AND SIGNAGE [WITHIN A CONSERVATION AREA]

**At:** 17-33A, JOHN WILLIAM STREET, HUDDERSFIELD, HD1 1BR

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**In accordance with the plan(s) and applications submitted to the Council on 08-Dec-2022 subject to the condition(s) specified hereunder:-**

1. The development shall be begun not later than the expiration of three years beginning with the date on which consent is granted.

**Reason:** Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. 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.

**Reasons:** In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with policies within Chapters 12 and 16 of the National Planning Policy Framework and Policies LP24 and LP35 of the Kirklees Local Plan.

3. No works of stone cleaning and paint removal shall take place until a method statement for stone cleaning and paint removal has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved method statement thereafter.

**Reason:** So as to ensure the satisfactory visual amenity appearance of the development on completion, in the interests of the significance of the heritage asset and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

4. Stone repair works and reinstated sections of natural stone for all damaged or eroded stonework and new pilaster/stallrisers/steps shall match the existing in terms of stone type, constituents, colour, aggregate size, finish and bedding. Joints for repairs shall be tight, and in lime mortar pointing, using a 1:3 NHL3.5 hydraulic lime, well graded sharp sand mortar and flush pointed. All raking out of mortar joints shall be undertaken using hand tools only. There shall be no use of cutting or grinding tools.

**NOTE:** Weatherstruck, strap or ribbon pointing is not permitted.

**NOTE:** There shall exclusively be no use of cement or concrete in any of the proposed works to the host building.

**Reason:** For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion in order to retain the significance of the designated heritage asset and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, as well as Chapters 12 and 16 of the National Planning Policy Framework.

5. All new windows shall be fixed with 7.5mm laminated safety glass to BSEN ISO 125432:2011 and timber frames with a dark blue painted finish, with mouldings and hardwood timber sections simple in design and profile. The works shall be undertaken in accordance with the joinery details submitted with this application and retained as such thereafter.

**Reason:** In the interests of visual amenity and sustaining the architectural significance of the heritage asset in accordance with Chapter 16 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

6. The proposed open tube linked security shutters to all shop fronts and doors and associated box housing hereby approved shall have coil boxes concealed in the ceiling void and have a factory applied powder coated finish in off white colour RAL 9018 as set out in 'Image of proposed roller shutter design from agent' and Proposed Elevation and Floor Plans. Drawing No: 22.2714.05C.'

**Reason:** For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion in order to retain the significance of the designated heritage asset and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

7. The new lead flashing installed above the corncicing of the shopfront elevations shall be finished in code 5 lead in traditional detailing to match the existing with the correct expansion joints, thickness, and sheet lengths to the specifications of the Lead Sheet Association guidelines. All lead flashings shall be fixed into mortar joints and shall not be cut into the masonry, and no weepholes shall be inserted.

**Reason:** For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion in order to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

8. All fascias shall be 25mm weather and boil-proof ply lining over treated hardwood frame painted in matt black and to have a 15mm gold painted border. Prior to installation, samples of the lettering and numbers (font, point and method) on a sample fascia board shall be painted on in gold, painted by a professional signwriter, to be submitted to and approved in writing by the Local Planning Authority. The works and future signage shall be carried out in accordance with the approved font, point and method thereafter. **Reason:** To ensure the proposed works are sympathetic and do not detract from the character of the host Listed Building and preserve the character and appearance of the Huddersfield Town Centre Conservation Area and to accord with Policies LP24 and LP35 and to accord with Chapters 12 and 16 of National Planning Policy Framework.

9. Before work begins to install the secondary metal/steelwork supports necessary to allow for location fixings of shop frames, shutters, fascias and ceiling, drawings to a minimum scale of 1:50 on elevation plan and 1:50 in sections fully detailing how those will be concealed within the shopfront shall be submitted to approved in writing by the Local Planning Authority. The works shall be carried out in complete accordance with the approved details and so retained thereafter.

**NOTE:** Any proposal for black glass above transom level to hide bulkheads, should be black glass rather than applied film.

**Reason:** For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the shopfronts on completion in order to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

**FOOTNOTE:** The applicant's attention is drawn to the security recommendations of West Yorkshire Police Designing Out Crime Officer detailed within their consultation response dated 6th June 2022.

**FOOTNOTE:** The temporary portable access ramps to each shopfront should be compliant with Part M of the Building Regulations 2010 and retained within easy reach for each shopfront to be made available for the use of customers on demand. They should be put away when not in use.

**FOOTNOTE:** Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and specifications schedule:-

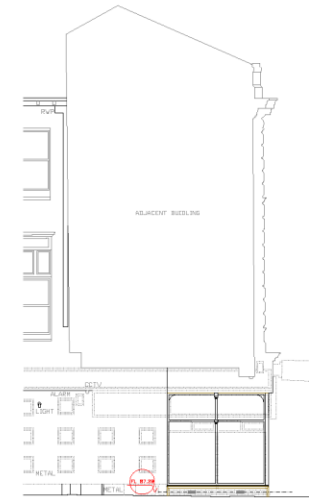
Plan Type	Reference	Version	Date Received
Location and Block Plans.	Drawing No. 22.2714.01A.	Unamended	01/12/2022



Existing Elevation Plans.	Drawing No: 22.2714.03.	Unamended	01/12/2022
Existing Floor Plan.	Drawing No. 22.2714.02.	Unamended	01/12/2022
Existing and Proposed Street Scene Elevation Plans.	Drawing No: 22.2714.06C.	C	13/03/2023
Proposed Elevation and Floor Plans.	Drawing No: 22.2714.05C.	C	16/03/2023
Conservation, Heritage and Design and Access Statement	Conservation, Heritage and Design and Access Statement by DK Architects. 28/11/2022.	Original	01/12/2022
Joinery Details - Typical Layout.	Drawing No: 22.2714.04B.	B	13/03/2023
Joinery Details Shopfront Plans.	Drawing No: 22.2714.07.	Unamended	01/12/2022
Joinery Details - Shopfront Plans.	Drawing No: 22.2714.08.	Unamended	01/12/2022
Joinery Details - Shopfront Plans.	Drawing No: 22.2714.09.	Unamended	01/12/2022
Email from agent rec'd 13/03/2023	RE: 2022/93896 and 2022/93964	Original	13/03/2023
Image	Image of proposed roller shutter design from agent	Original	16/03/2023

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. The case officer received amended plans following the Conservation & Design Officer comments on signwriting and bordering to ensure high quality visual amenity and heritage amenity to Huddersfield Town Centre Conservation Area and its Listed Buildings. Additional clarifications were received to ensure that the accessibility of the shopfronts were considered in the assessment above.

## **Appendix 4      Elevations and Floor Plans**



KOBANI - SIDE  
RETURN ELEVATION

Notes in response to Section 10  
1. The ground floor windows and doors are to be replaced with new units as shown on the drawings.  
2. The ground floor windows and doors are to be replaced with new units as shown on the drawings.  
3. The ground floor windows and doors are to be replaced with new units as shown on the drawings.

- REPAIRS TO BE MADE / REPAIRS TO BE MADE
1. Repairs to be made to the ground floor windows and doors as shown on the drawings.
  2. Repairs to be made to the ground floor windows and doors as shown on the drawings.
  3. Repairs to be made to the ground floor windows and doors as shown on the drawings.
  4. Repairs to be made to the ground floor windows and doors as shown on the drawings.



ground floor plan

JOHN WILLIAM STREET

DO NOT USE THIS DRAWING FOR CONSTRUCTION OR TENDER, DETAILED BUILDING REGULATION DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS TO FOLLOW, USING APPROVED BUILDING INSPECTORS.

**PRELIMINARY**

DO NOT USE THIS DRAWING FOR CONSTRUCTION OR TENDER, DETAILED BUILDING REGULATION DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS TO FOLLOW, USING APPROVED BUILDING INSPECTORS.



PROJECT:  
REINSTATEMENT, REFURBISHMENT  
AND REPAIR OF GROUND FLOOR

ADDRESS:  
17 - 33A JOHN WILLIAM STREET,  
HIDDERSFIELD HD1 1BR

DATE:  
16.05.2023

SCALE:  
1:50

DRAWN:  
ANK

CHECKED:  
ANK

DATE:  
16.05.2023

SCALE:  
1:50

DRAWN:  
ANK

CHECKED:  
ANK

DATE:  
16.05.2023

SCALE:  
1:50

DRAWN:  
ANK

CHECKED:  
ANK

REVISION PLAN FOR DESIGN CONSULTATION  
REVISION NO. 01: DESIGN CONSULTATION & REVISION  
REVISION NO. 02: DESIGN CONSULTATION & REVISION





RENDERED ELEVATION - NTS  
(colour scheme TBC)

(REFER TO ABOVE 1:50 ELEVATION  
FOR AMENDED THRESHOLD LEVELS)

