

**Consultation Response from KC,
Town Centres**
2020/91596 Northgate House, Northgate, Dewsbury, WF13 1DZ
Change of use of ground floor convenience store to hot food take away and restaurant (within a Conservation Area)
Date Responded: 21/07/20
Responding Officer: TB
Responding Ref:

This proposal is located within Dewsbury town centre and is within a secondary shopping frontage. The building occupies a prominent location within the town centre, opposite Pioneer House.

In terms of policy LP14, the proposals for other town centre uses are deemed acceptable if it is considered not to lead to a dominance of non-retail uses in a particular frontage which would undermine the retail core and function of the Primary Shopping Area. The nature of the proposed used including associated level of activity, hours of operation, whether a shop front would be incorporated, whether it would complement neighbouring uses; and whether the proposal will seek to improve design and layout of the shopfront.

The secondary shopping frontage that this proposal forms part of (SSF44) has 7 units and as of the latest council data 3 of them are in retail use. Should this unit change from a non-retail use it would result in less than 40% of the frontage being in A1 retail use, and in accordance with Local Plan paragraph 9.19 it would be dominated by non-retail uses.

The current retail proposal has vinyls over the window which result in a poor quality shop front. A proposal to open up the frontage and to make use of the space outside for seating is welcomed and would make a positive contribution to the town centre. There plans indicate that the kitchen area will still present a covered window to the street. The internal layout could be better adapted to keep the windows clear and to ensure that the building maximises its contribution to town centre vitality and viability. The takeaway element of the proposal must be ancillary to the restaurant to comply with the policy and complement neighbouring uses, with daytime opening hours of the proposal considered necessary to comply with the policy, particularly given the location adjacent within Kirklees College within Pioneer House.