



Historic England

Mr Adam Walker
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Planning Service
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Our ref: L01367930

13 July 2021

Dear Mr Walker

Arrangements for Handling Heritage Applications Direction 2021

22-26 WELLINGTON ROAD, DEWSBURY, WF13 1HL
Application No. 2020/94286

Thank you for your letter of 1 July 2021 regarding further information on the above application for listed building consent. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

No. 22 Wellington Rd, Dewsbury, comprises a mid-nineteenth century two-storey block to the north - reputedly, the former station masters house - and a four-storey warehouse behind - probably one of the many rag warehouses for woollen cloth manufacturers built on surplus land sold off by the London & North West Railway Company. Given its location, proportions and fine detail, it is a prominent building close to the station within Dewsbury Town Centre Conservation Area and the Heritage Action Zone. It is a grade II listed building.

The proposals seek the conversion of the building into residential use and involve internal and external alterations. The proposals will bring into use some underutilised parts of the building, thus contributing to its long-term sustainability. As such, the proposals are supported in principle. We previously raised some concerns about the proposals, some of which have been addressed. We wish to defer to the advice of your authority's specialist Conservation Officers regarding the proposals for the interior of the building and the proposed replacement of windows.

We still have significant concerns about the proposal to block up the entrance to the warehouse building on Wellington Street. One of the aims of the Dewsbury Heritage Action Zone that we have been working to address is the loss of historic detailing and unsympathetic alterations to buildings, particularly at ground floor level. Cumulatively, these small-scale interventions add up to erode the special character of Dewsbury, which has a wealth of high quality buildings.



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We appreciate the need to maximise the useable internal area of the buildings and that this entrance may no longer be used. However, we consider the complete infilling of the doorway and loss of the stairs would be harmful to the character of the conservation area and the appearance of the building. We recommend the extent of infill be reduced to the uppermost step or two, retaining a greater impression of the original doorway alcove. An attractive metal gate could be installed at the foot of the stairs if security was considered an issue.

Given the prominence of the site within the conservation area, particularly in views as you arrive out of the train station, we recommend the location of the proposed bin store is reconsidered. It would be preferable if this could be located to the side of the building, rather than in front of the principal entrance.

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 addressed in order for the application to meet the requirements of paragraphs 193, 194 and 200 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) 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

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