Consultation Response from KC, Conservation & Design
2023/93698 The Principal, Northgate, Dewsbury, WF13 1DT
Installation of new shop fronts to ground floor retail units and conversion of upper floors to form 6 flats and 2 offices (within a Conservation Area)
Date Responded: 9.2.2024 **Responding Officer: Sue Brooks** **Responding Ref:**

16-22 Northgate and 9 Kingsway is a prominent building on the corner of the Kingway Arcade and situated within the Dewsbury Town Centre Conservation Area. On the ground floor is The Principal, a former public house which has been vacant for some time. The floorspace on the two upper floors is also vacant.

Permission was granted in 2022 for the conversion of the ground floor space into three units. The current application is for external alterations and the conversion of the upper floor space into residential units and offices. Advertisement consent may be required for signage.

Shop fronts
The shop fronts have undergone extensive alterations in the past, including timber cladding and bi-fold doors. This application seeks to restore them to a traditional design in keeping with the age, status, and character of the building, along with the reconfiguration of doorways to create three retail units. Archive images and nearby contemporary examples have been used to inform the design.

The restoration of the building and reinstatement of historic shop front designs will enhance the character of the building and conservation area. Security shutters are perforated and set behind the windows to reduce their visual impact, and traditional awnings are proposed to reintroduce an historic feature.

Upper floors
The upper floors retain their historic windows and corner doors, and the application proposes to either refurbish the existing or replace with new like for like timber framed windows and doors with double glazing. The principle of repair or like for like replacement is acceptable and this needs to be clarified, either by condition or prior to determination.

Conclusion
The Conservation and Design Team supports this proposal which will bring a prominent and substantial vacant building back into use.

The proposal complies with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 203, 205, and 212 of the NPPF (20 December 2023) and Policies LP18, LP24 and LP35 of the Kirklees Local Plan, and follows the guidance and recommendations within the Dewsbury Conservation Area Appraisal.

Recommended conditions:
The Conservation and Design Team supports the proposal subject to the following information being submitted for approval, either by condition or prior to determination:

- The colour of the shop fronts, doors and external corner shutter.
- Signage specification.

- Awning and awning box details.
- Internal and external shutter details.
- 1:20 elevations and 1:5 sections of the proposed doors.
- Upper floor windows shall be restored. If replacement is necessary, they shall be like for like replicas of the existing, albeit with double-glazed units. Any obscured glazing should have a plain etched finish and not patterned glass.