



02/02/2026

2025/91127- Oxford Grange, 30, Oxford Road, Dewsbury, WF13 4LL
Change of use of residential care home to 21 apartments, erection of coach house to
host 2 apartments with associated external works (within a Conservation Area)

Dear Elenya,

Thank you for the email of the 27th of February 2026.

I have reviewed the submitted Heritage Impact Statement for the proposed conversion of a former care and erection of coach house home at 30 Oxford Road, Dewsbury, to provide 25 residential apartments.

WYAAS notes that the property is identified as a non-designated heritage asset of local architectural and historic interest and lies within the designated Northfields Conservation Area.

The applicant states that the conversion involves the retention of existing external walls and roof structure, alongside minimal external alterations. Furthermore, no demolition of principal heritage fabric is proposed. We defer to the Local Planning Authority's Conservation Officer to assess whether this scheme preserves or enhances the character of the Northfields Conservation Area and the significance of the building itself.

There is currently no West Yorkshire Historic Environment Record (HER) data to suggest that significant pre-Victorian below-ground archaeological remains are present within the footprint of the new groundworks.

Recommended Course of Action

WYAAS notes the planning history for this site, specifically the approved applications in 2004 (2004/62/93170/E2) and 2015 (2015/62/92307/E) for residential change of use, where WYAAS have not previously requested any work.

Given the lack of known below-ground archaeological potential and the focus on internal conversion/minimal external alteration of a non-designated asset, WYAAS



advises that no further archaeological work or historic building recording is required in connection with this application.

Sincerely,
David Williams
WYAAS Team Manager