KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) – SECTION 16

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR LISTED BUILDING CONSENT

Reference No:	**2025/65/92367/E**
Site Address:	Dewsbury Railway Station, Wellington Road, Dewsbury, WF13 1HF
Description:	Listed Building Consent for renewal of three existing help points (within a Conservation Area)
Recommending Officer:	Laura Yeadon

DECISION – GRANT LISTED BUILDING CONSENT

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 10-Nov-2025

Officer Report

Site Description

Dewsbury Railway Station is a Grade II listed building and was constructed for the London & North-Western Railway Company in 1848 with later extensions and alterations. It is located within the Dewsbury Town Centre Conservation Area, with the platforms extending beyond the conservation area boundary.

The site consists of the main two-storey station building, with the former waiting rooms, now the West Riding Public House attached at the southern end. Within the station are two platforms, 1 (to Leeds) and 2 (to Huddersfield). These are connected by a footbridge which was constructed in the 1880's. A sloping ramp leads from Platform 1 up to Milton Walk to the north-west, which is within the conservation area.

Description of Proposal

The application is seeking Listed Building Consent for the renewal of three existing Help Points. The existing Help Points are located adjacent to the ticket office, on platform 1 and on platform 2.

The existing Help Points are proposed to be replaced with state-of-the-art technology to replace the existing equipment which is towards the end of its life-cycle.

The location of the Help Points would be retained as existing with the intention of the works being to enhance information available to customers in order to increase the sense of reassurance and security of travelling by train. The proposed Help Points connect directly to call centres by two dedicated *'call buttons'*. The first call button will connect to an operator, who is able to provide train running information. The second call button is intended for use in an emergency to summon assistance as appropriate (as stated within the submitted Design and Access Statement). Additional benefits include lower operational ad maintenance costs.

History of negotiations/amendments received

No negotiations have taken place with the applicant/agent due to the application being acceptable in its submitted format.

Relevant Planning History

1996/90192 Listed Building Consent for repainting of platform and station buildings – Consent Granted

1998/92438 Listed Building Consent for installation of automatic doors to concourse. Alterations to form new tenancy and passenger lounge and alterations to ticket office – Consent Granted

1999/91906 Listed Building Consent for installation of 4 no. customer information monitors – Consent Granted

2007/93366 Listed Building Consent for installation of ticket vending machine (within a Conservation Area) - Consent Granted

2008/90295 Listed Building Consent for removal of existing manual glazed entrance doors to booking hall (2 no.) and platform 1 waiting room (1 no.) with exiting opening widened to allow for new glazed automatic entrance doors to be installed – Consent Refused

2008/92283 Listed Building Consent for installation of ticket vending machine (within a Conservation Area) – Consent Granted

2008/92950 Listed Building Consent for removal of existing manual glazed entrance doors to booking hall (2 no.) and replace with glazed automatic entrance doors and installation of security gate to ramp access – Consent Granted

2009/90166 Listed Building Consent for improvement works to interior of building (within a Conservation Area) – Consent Granted

2012/93812 Listed Building Consent for installation of anti-trespassing fencing – Consent Granted

2013/90271 Listed Building Consent for replacement of part of existing 1.5m wrought iron railings and installation of two anti-vandal guards on retaining wall above the ramp (within a Conservation Area) – Consent Granted

2013/93731 Listed Building Consent for removal of existing advertising display cases and replacement with electronic advertising displays (within a Conservation Area) – Consent Granted

2015/92959 Listed Building Consent for erection of cycle shelter – Consent Granted

2017/90425 Listed Building Consent for erection of two blue plaques (within a Conservation Area) – Consent Granted

2017/92488 Listed Building Consent for installation of automatic ticket gates (within a Conservation Area) – Consent Granted

2018/90133 Listed Building Consent for installation of 1 free standing digital screen – Consent Granted

2019/93681 Listed Building Consent for installation of waiting shelter on platform 1 – Consent Granted

2022/91212 Listed Building Consent for works including platform extensions and re-surfacing, extended canopies to both platforms and screening to rear wall of Platform 2, new waiting shelter on platform 2, strengthening of footbridge and full enclosure to Leeds-side elevation, alterations to disused subway, provision of overhead electric catenary throughout the station, new lighting and public address system (within a Conservation Area) – Consent Granted

2023/90105 Listed Building Consent for installation of new braille tactile map bearing on a new reinforced concrete base (within a Conservation Area) – Consent Granted

2023/91857 Prior approval for alterations to Dewsbury Railway Station (Listed Building within a Conservation Area) – Details Approved

2024/91795 Listed Building Consent for accessibility works (within a Conservation Area – Consent Granted

2024/93459 Variation condition 2 (plans) on previous permission 2024/91795 for Listed Building Consent for accessibility works (within a Conservation Area) – Approved

2025/90472 Discharge of details reserved by conditions 4 (materials), 5 (materials), 6 (canopy), 9 (cycle storage), 12 (OLE) on previous permission 2022/91212 for Listed Building Consent for works including platform extensions and re-surfacing, extended canopies to both platforms and screening to rear wall of Platform 2, new waiting shelter on platform 2, strengthening of footbridge and full enclosure to Leeds-side elevation, alterations to disused subway, provision of overhead electric catenary throughout the station, new lighting and public address system (within a Conservation Area) – Approved

2025/90740 Discharge of details reserved by condition 3 (archaeological and architectural recording) on previous permission 2022/91212 for Listed Building Consent for works including platform extensions and re-surfacing, extended canopies to both platforms and screening to rear wall of Platform 2, new waiting shelter on platform 2, strengthening of footbridge and full enclosure to Leeds-side elevation, alterations to disused subway, provision of overhead electric catenary throughout the station, new lighting and public address system (within a Conservation Area) – Approved

2025/91628 Variation of conditions 2 (plans and specifications), 7 (canopy extensions) and removal of condition 8 (wall-top barrier) on previous permission 2022/91212 for Listed Building Consent for works including platform extensions and re-surfacing, extended canopies to both platforms and screening to rear wall of Platform 2, new waiting shelter on platform 2, strengthening of footbridge and full enclosure to Leeds-side elevation, alterations to disused subway, provision of overhead electric catenary throughout the station, new lighting and public address system (within a Conservation Area) – under consideration – not yet determined

2025/92154 Discharge of details reserved by condition 10 (waiting shelter) on previous permission 2022/91212 for Listed Building Consent for works including platform extensions and re-surfacing, extended canopies to both platforms and screening to rear wall of Platform 2, new waiting shelter on platform 2, strengthening of footbridge and full enclosure to Leeds-side elevation, alterations to disused subway, provision of overhead electric catenary throughout the station, new lighting and public address system (within a Conservation Area) – approved

2025/92627 Listed Building Consent for installation of new CCTV system (within a Conservation Area) – under consideration – not yet determined

2025/93012 Listed Building Consent for secondary means of escape (SME) routes, comprising a staircase towards the southern end of Platform 1 and a level access ramp extending from the northern end of Platform 1, including alterations to the platform and retaining wall to the rear of the southern part of the platform – under consideration – not yet determined

Representations

We are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via site notice and newspaper advertisement.

Final publicity date expired 16th October 2025 – no representations received

Consultation Responses

K.C Conservation and Design – informal comments – conditions requested with regards to non-ferrous fixings into mortar joints or existing holes where possible and the repair of holes with natural lime mortar or matching stone.

Policy

Th building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) applies. This requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which is possesses'.

<u>Kirklees Local Plan</u>

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The following policies are considered relevant to this application:

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP24 – Design
- LP35 – Historic Environment

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Assessment

Dewsbury Railway Station is a Grade II building with the proposal seeking Listed Building Consent for the renewal of three existing help points.

The works would be in the same location as the existing Help Points which would be replaced with state-of-the-art technology with similar enhancements to station Help Points being made throughout the TransPennine Express Franchise Network.

The existing posts and fixings of the Help Points would be cleaned, painted and re-used wherever practical. However, should new posts of fixings be required, details have been submitted on drawing numbers 6, 7 and 8.

The submitted Design and Access Statement goes on to state that….*'Where new fixings are required and the existing fabric of the building has already been penetrated, damage to masonry will be first made good to a high standard by a qualified mason before the installation of new equipment commences. New holes will then be made to accommodate revised fixings in the face of the blockwork avoiding damage to the edges of the blocks themselves and disturbing the mortar.'*

As such, a condition shall be added to the decision notice to ensure that any new fixings shall be non-ferrous and to be fixed into joints where practicable and also that any old fixings shall be removed and any holes left shall be filled with lime mortar to match the colour of the stone.

Summary

The proposed works have been considered to minimise the harm to the significance of the host listed building by sensitive design and ensuring that the works can be reversed. The proposal is therefore considered to be acceptable.

Other matters:

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

The proposed alterations are for the replacement of Help Points within Dewsbury Railway Station. Overall, the proposal would have limited impact on climate change however this is outweighed by the public benefits of the scheme.

Conclusion:

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires, that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Overall, the proposed works are modest in scale and are sensitively designed to integrate with the existing structure where practically possible. As such, they are considered to preserve the character and appearance of the listed building.

The National Planning Policy Framework gives consideration to the works that would impact the historic environment and states the following:

Paragraph 212:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

With paragraph 215 continuing on to state:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed

against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The proposed works are considered to preserve the special architectural and historic interest of the Listed Building through the retention of historic fabric, use of sympathetic materials, and the sensitive restoration works where required.

The proposal therefore aligns with paragraph 212 & 215 of the NPPF. It is considered that the proposed development would sustain the significance and not result in harm to the setting or character of the listed building.

Recommendation **GRANT CONSENT**

Decision Authorisation - Delegated Powers

Application Number: 2025/92367

Officer Recommendation: Approve

Conditions:

1. The development shall be begun within three years of the date in which this 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.

1. 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 and to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 & LP35 of the Kirklees Local Plan, and the aims of the National Planning Policy Framework.

2. New fixings shall be non-ferrous and to be fixed into joints where practicable. **Reason:** To ensure the satisfactory appearance of the development on completion 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.

3. Any old fixings shall be removed. Any holes left from removal of old fixings to be filled using an appropriate lime mortar to match the colour of stone.
   Reason: To ensure the satisfactory appearance of the development on completion 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.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of 07.30 and 18.30 hours, Mondays to Fridays 08.00 and 13.00hours, Saturdays, with no working Sundays or Public Holidays. In some cases, different site-specific hours of operation may be appropriate.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	DEW-NWR-ISC-PLAN-100000-T910_P15 – Layout 1 of 1		22nd August 2025
Existing equipment layout	DEW-TPE-ISC-PLAN-100000-Y642_P15 - Help Location Points 1 of 8		22nd August 2025
Equipment to be replaced	DEW-TPE-ISC-PLAN-100000-Y642_P15 - Help Location Points 2 of 8		22nd August 2025
Equipment to be recovered	DEW-TPE-ISC-PLAN-100000-Y642_P15 -Help Location Points 3 of 8		22nd August 2025
Equipment to be enhanced	DEW-TPE-ISC-PLAN-100000-Y642_P15 - Help Location Points 4 of 8		22nd August 2025
New equipment	DEW-TPE-ISC-PLAN-100000-Y642_P15 - Help Location Points 5 of 8		22nd August 2025
Equipment to be replaced	DEW-TPE-ISC-PLAN-100000-Y642_P15 - Help Location Points 6 of 8		22nd August 2025
Equipment to be replaced	DEW-TPE-ISC-PLAN-100000-Y642_P15 - Help Location Points 7 of 8		22nd August 2025

Plan Type	Reference	Version	Date Received
Equipment to be replaced	DEW-TPE-ISC-PLAN-100000-Y642_P15 - Help Location Points 8 of 8		22nd August 2025
Design & Access Statement	TransPennine Express		22nd August 2025
Heritage Statement			22nd August 2025

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 did not undertake any negotiations with the applicant due to the application being acceptable in its submitted format.

Report Dated: 10th November 2025