

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:	2025/65/92627/E
Site Address:	Dewsbury Railway Station, Wellington Road, Dewsbury, WF13 1HF
Description:	Listed Building Consent for installation of new CCTV system (within a Conservation Area)
Recommending Officer:	Edward Cheseldine

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 28-Nov-2025

Officer Report

2025/92627 - Dewsbury Railway Station, Wellington Road, Dewsbury, WF13 1HF

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. 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 installation of a CCTV system located on platforms 1, 2 and within the entrance area. Cameras will be surface mounted, and bracket mounted.

The existing operating camera system will be replaced with smaller models with updated capabilities and a contemporary design. They will be installed to facilitate the safety of passengers of the railways and platforms at Dewsbury Station.

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

None relevant to this application.

Policy

The 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 it possesses'.

Consultation Responses

KC Conservation & Design – Informally consulted on the application on 13 November. Recommended conditions.

Public Consultation

The application was advertised by way of site notice and press advertisement. Final publicity date was 27 November 2025. No representations were received.

Policy & Legislation

Kirklees Local Plan

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 the existing CCTV network.

Work will comprise forty-four CCTV cameras to replace the existing installation that was introduced in 2010 and is towards the end of its life-cycle. Redundant cabling, containment and conduit will be removed.

Plan 1 indicates the location of the existing equipment; plan 5 indicates the location of the new cameras for the operating system.

The Design and Access statement states that existing containment and conduit of the CCTV cameras will be re-used wherever practical. Where appropriate existing conduit and containment will be repositioned to make the lowest visual

impact. All containment and conduit will be cleaned and painted to match the existing structure.

A principal conservation design objective is the unobtrusive introduction of any new containment and conduit that is necessary to protect the data and electrical infrastructure supporting the new CCTV Cameras. The applicant has given a commitment to the following:

- only new containment and conduit that is essential (and for which specific consent has been sought) will be introduced and painted to be unobtrusive against the existing structure as appropriate.
- otherwise only pre-existing containment that has been 'authorised' will be used
- in all other locations cables will be clipped to existing structural members and concealed wherever practical
- uncontrolled containment outside the scope of the contract will be properly identified before works commence and not used
- legacy damage from any removals including containment will be made good to a high standard.

In order to safeguard the building from damages and an additional visual impact from the installation of the cameras, conduit and containment, it will be conditioned that the commitment stated within the Design and Access statement is adhered to, masonry repairs are sought following the removal of the existing equipment, conduit and containment and the installation of the new system are fixed into mortar joints where possible. In addition, non-ferrous fixings shall be used.

Summary

The proposed works have been considered to minimise the harm to the significance of the host listed building by sensitive approach 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 is for the replacement of the existing CCTV system 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 result in less than substantial harm to the significance of a designated heritage asset due to the removal and fixing into historic fabric. However, the conditions would further limit the harm which is minor in scale. Replacement of the CCTV system has public benefits for the safety of rail passengers. It is considered public benefits outweigh the slight harm to the heritage asset and is therefore appropriate. The proposal therefore aligns with paragraph 212 & 215 of the NPPF.

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 Policies 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 avoiding damage to the edges of stone blocks. Existing holes shall be used where possible.

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.

5. Notwithstanding submitted plans, works for the removal of the existing and replacement of conduit and containment shall accord with the details within paragraph 4.9(i-v) of the Design and Access Statement hereby approved.

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		22 September 2025
Site plan	DEW/TPE/AUR/PLAN/100000/T910 Layout 1 of 1		22 September 2025
Existing equipment	DEW/TPE/AUR/PLAN/100000/Y641 Layout 1 of 17		22 September 2025
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 2 of 17		22 September 2025
Equipment to be recovered	DEW/TPE/AUR/PLAN/100000/Y641 Layout 3 of 17		22 September 2025
Equipment to be enhanced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 4 of 17		22 September 2025
New equipment	DEW/TPE/AUR/PLAN/100000/Y641 Layout 5 of 17		22 September 2025
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 6 of 17		22 September 2025
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 7 of 17		22 September 2025
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 8 of 17		22 September 2025
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 9 of 17		22 September 2025
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 10 of 17		22 September 2025
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 11 of 17		22 September 2025

Plan Type	Reference	Version	Date Received
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 12 of 17		22 September 2025
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 13 of 17		22 September 2025
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 14 of 17		22 September 2025
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 15 of 17		22 September 2025
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 16 of 17		22 September 2025
Equipment to be replaced	DEW/TPE/AUR/PLAN/100000/Y641 Layout 17 of 17		22 September 2025
Station plan	DEW-NWR-ISC-PLAN-100000- T770_P15		22 September 2025
Hanging mount details	ST0038-AUR-DRG-ETL-000027	C01	22 September 2025
Mount arm details	ST0038-AUR-DRG-ETL-000021	C01	22 September 2025
Canopy drop fixing details	ST0038-AUR-DRG-ETL-000015	C01	22 September 2025
Mounting arrangement	ST0038-AUR-DRG-ETL-000006	C01	22 September 2025
Mounting arrangement	ST0038-AUR-DRG-ETL-000004	C01	22 September 2025
Mounting arrangement	ST0038-AUR-DRG-ETL-000002	C01	22 September 2025
Hanging mount details	ST0038-AUR-DRG-ETL-000014	C01	22 September 2025
Mounting arrangement	ST0038-AUR-DRG-ETL-000009	C01	22 September 2025

Plan Type	Reference	Version	Date Received
Mounting arrangement – Ceiling	ST0038-AUR-DRG-ETL-000003	C01	22 September 2025
Mounting arrangement	ST0038-AUR-DRG-ETL-000001	C01	22 September 2025
Cabinet sections	ST0038-AUR-DRG-ETL-000036_A01	C	22 September 2025
CCTV technical details	ST0038-AUR-DRG-ETL-000033_A01	-	22 September 2025
CCTV technical details	ST0038-AUR-DRG-ETL-000034_A01	-	22 September 2025
CCTV technical details	ST0038-AUR-MDA-ETL-000001_A01	-	22 September 2025
Conservation/ Heritage Statement	-	-	22 September 2025
Design and access statement	-	-	22 September 2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2024 and guidance in the National Planning Policy Framework, the Local Planning Authority has, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought.