

**THE TIME PIECE, 11 NORTHGATE, DEWSBURY, WF13 1DS**

Proposed refurbishment to ground floor restaurant / bar. Proposed change of use to 2no one-bedroom apartments and 3no two-bedroom apartments at first and second floor. Proposed second floor rear extension. Proposed construction of new roof to match existing prior to fire damage.



**MAS DESIGN CONSULTANTS LTD.**

**HERITAGE STATEMENT, OCTOBER 2025**

**REF: M4477**

**MAS Design Consultants Ltd.**  
Architectural & Structural Services  
[info@masdesignconsultants.com](mailto:info@masdesignconsultants.com)

[www.masdesignconsultants.com](http://www.masdesignconsultants.com)



1 Oxford Street, Guiseley, LS20 9AX.

## 1. CONTEXT

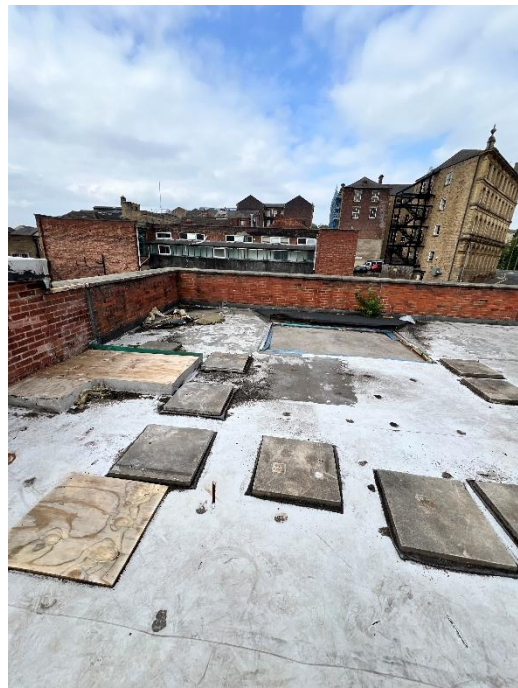
### Introduction:

MAS Design Consultants have been instructed by Mr. M Elston to prepare and submit a full planning application for the refurbishment of The Time Piece, 11 Northgate, Dewsbury, WF14 1DS.

The Time Piece is a three-storey structure with a stone façade facing Northgate and brickwork side and rear elevations. The building is known for being a former J.D Wetherspoons pub from 1999 to 2020 when it was sold to Pickles Pubs and underwent refurbishment during Covid. In 2021 it was then sold at auction. The property suffered from vandalism in 2024 and a significant fire in April 2025 with the second floor and roof engulfed in flames.

See below existing site photos:





## 2. DEWSBURY CONSERVATION AREA

The Dewsbury Conservation Area was designated in 1981 to protect the historic core of the town. It covers approximately 11 hectares and is defined by its Victorian-era architecture and streetscapes, which reflect Dewsbury's industrial boom. The area includes 57 listed buildings and approximately 280 pre-1939 buildings.

The Dewsbury Conservation Area is located within the town Centre and includes most of the area inside the Inner Ring Road including the traditional retail, commercial core and markets of Dewsbury. The Super Output Area within Dewsbury East ward, that includes and surrounds the Conservation Area, is ranked as having an Index of Multiple Deprivation within England's worst 4%. The topography of the Conservation Area includes slopes falling towards the River Calder and the more level land along the route of the brook identified by the Market, Market Place, Long Causeway and Dewsbury Minster.

Guidance for alteration works include:

- Chimneys to be retained or rebuilt with matching materials, scale and form
- Windows and doors should be retained including surviving casements. Timber sliding sash windows over PVC frames.
- Traditional shopfronts and signage
- Boundary treatments to be retained and repaired where possible



The area has been sub-divided into five zones: 1A, 1B, 1C, 2, 3, 4, 5A, 5B, 5C each with their own characteristics and importance. The Time Piece is located within sub-division 3

- 1 - Market Place / Town Hall Character Area
- 2 – Market Character Area
- 3 – Northgate Character Area
- 4 – Westgate / Daisy Hill Character Area
- 5 - Western Character Area



The Northgate Character Area is located between Northgate and Halifax Road towards the North of the Conservation Area. The Northgate area consists of predominantly natural stone facades and glazed retail units linking Northgate to the Eastern Market Area.

There are four listed buildings within the Northgate Character Area. These include:

- Salem Methodist Church – Grade II Listed. List Entry Number 1134709
- K6 Telephone Kiosk Outside Salem Methodist Church - Grade II listed. List Entry Number 1253265
- Former Co-Operative Society Building (Pioneer House) - Grade II listed. List Entry Number 130042
- 53, 55 and 57 Branch Road – Grade II Listed. List Entry Number 1134718



Unfortunately, the area now consists of derelict retail units with boarded up store fronts, damaged facades and widened carriageways highlighting the dominance of vehicles over pedestrians. However, sensitive development would greatly enhance the area.

### 3. PLANNING POLICY AND GUIDANCE

The legislative framework for the preservation and enhancement of listed buildings and conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England, defines preservation in this context, as not harming the interest in the building, as opposed to keeping it utterly unchanged.

The proposals should be assessed in accordance with the following policies and guidance which seek to protect the significance of designated heritage assets and their settings:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)
- National Planning Policy Framework (2024)
- National Planning Practice Guidance -Enhancing and Conserving the Historic Environment (Revised July 2019)
- Historic England's Good Practice Advice in Planning Note 2 "Managing Significance in Decision-Taking in the Historic Environment"
- Historic England's Good Practice Advice in Planning Note 3 "The Setting of Heritage Assets (2nd Edition)"
- Kirklees Local Plan

At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favor of sustainable development (paragraphs 11-14).

The purpose of this Heritage Statement is to satisfy paragraph 207 of the National Planning Policy Framework which states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting' and to assess whether the proposed development meets the test of sustainable development as regards its impact on the historic environment.

Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. Paragraph 8 of the NPPF breaks down this definition into three objectives: economic, social, and environmental. Within the environmental objective, sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment'.

The NPPF requires in the case of all heritage assets, designated or otherwise, that local planning authorities should consider 'the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation' (NPPF 2024 paragraph 203d.)

If the development will lead to 'substantial harm' to the significance of a designated heritage asset, paragraph 214 of the NPPF indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by

substantial benefits to the public or if the proposal can meet a number of specific conditions. If the development leads to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 215 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether the viability of the site is being optimized.

In contrast to designated heritage assets, the NPPF does not require planning authorities to give 'great weight' to the conservation of non-designated heritage assets. It does not require that harm requires 'clear and convincing justification'. Instead, the NPPF states that: The effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.' (NPPF paragraph 216).

Paragraphs 207 and 208 refer to 'public benefit' as a means to outweigh the loss of or harm to a designated heritage asset. The PPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress which are the dimensions to sustainable development defined by NPPF Paragraph 8. The PPG states, 'Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit'. Public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risk to heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long- term conservation.

Paragraph 138 of the Historic England Conservation Principles, Policies and Guidance states that new work or alteration to a significant place should normally be acceptable if

- a. There is sufficient information comprehensively to understand the impact of the proposal on the significance of the place.
- b. The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed.
- c. The proposals aspire to a quality of design and execution which may be valued now and in the future.
- d. The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

#### 4. PROPOSED WORKS

The proposed works include new restaurant / bar area, sanitary facilities, external patio, change of use at first and second floor apartments with amenity space to the existing flat roofs. And the proposed construction of a new pitched roof designed to match the existing roof prior to significant fire damage.

The work will include new windows and external doors within existing openings proposed throughout. A second-floor extension has been proposed to the rear of the building to provide additional apartment space with the footprint of the existing second floor flat roof.

The Kirklees local plan strategy and policies document takes “a positive approach to new development and diversification of uses including supporting the introduction of residential uses within the Town Centre”. This relates to policy LP15 – Residential use on town center which provides guidance such as residential uses for upper floors to retain existing / traditional shop frontages.

## 5. IMPACT ASSESSMENT

It should be noted that The Time Piece has been vacant for a prolonged period of time, subjecting the building to dereliction, deterioration and direct damage and loss of fabric due to vandalism in 2024, including a second storey fire in 2025 resulting in the loss of the pitched roof.

The proposal to reinstate a restaurant / bar on the ground floor and flats on the first and second floor provide an optimum viable use for the building which will undoubtedly bring a boost to the local economy and will enhance the street scene from what is currently a derelict building on Northgate.

Providing an optimum viable use is recognised as a public benefit, as it is consistent with the long-term conservation of a heritage asset, and public benefit can be used to offset harm to designated assets. The current proposal would be considered to cause negligible harm to the building, if any, and thus would be outweighed by the significant benefit to the local community, to the building itself, and to the streetscape of the conservation area.

It is important to note that aspects of the restaurant / bar layout have been designed to match the previously known location of spaces such as the kitchen and bar. This will allow proposed services to be located in similar locations to those that have previously existed on site.

The design on the First and Second floor typically follow the existing layout of the existing internal walls to limit the amount of demolition and on-site waste however, to provide more practical useable space for the new class use some alterations are proposed. Structural elements such as the steel columns, beams, beam and block floors, stair core are all to be retained and upgraded where required.

New window and door openings are proposed on the rear elevation to comply with Part B Emergency egress and to provide natural ventilation and natural light to the new apartments. However, the openings to the principal elevation facing Northgate will be retained with new units proposed to match the existing opening sizes as to not negatively impact the street scene.

In conclusion, it is found that through high quality and appropriate design, which has been formed by an understanding of the existing fabric, layout, and significance of the conservation area, its special interest and setting will be preserved. As the proposal will provide an optimum viable use of a disused property with a historic setting, there is a long-term conservation benefit to the building and conservation area.

## 6. CONCLUSION

Paragraph 201 of the NPPF advises Local Planning Authorities that the significance, including setting of any heritage asset is assessed. This document has concisely described the heritage assets affected by the proposed works and their significance.

Seen in context with the prolonged disuse of The Time Piece and the need for rejuvenation in the area, it is considered that the proposed change of use of the building to a mixed-use property presents the optimum viable use of the building and thus is consistent with both its long-term conservation and that of the conservation area. The design has been well informed by the special interest of the conservation area and thus will have negligible impact to the fabric of the building.

With regards to the development meeting the statutory test provided by 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the minimum aim is for works to preserve the character or appearance of a conservation area. It is considered that the proposal satisfies this test, preserving the character and appearance of the Dewsbury Conservation Area.

In conclusion, the proposal meets the requirements of the Planning (Listed Buildings and Conservation Area) Act 1990, the NPPF and local planning policies. It is therefore, requested that the planning application be approved.