**About the application**

| Application number: 2025/93140 | |
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| What is the application for?: | Installation of replacement shop front and roller shutter (within a Conservation |
| Address of the site or building: | Kami Healthcare Ltd, 8, Market Place, Birstall, Batley, WF17 9EL |
| Postcode: | WF17 9EL |

**User comments**

| Type of comment: An objection | |
|---|---|
| Do you wish your comments to be published on the website anonymously? | Yes |

Planning Application 2025/62/93140/E
Re. 8 Market Place Birstall WF17 9EL
I wish to raise concerns and objections regarding the above proposed planning application.
The property concerned is a prominent building overlooking Birstall Market Place that is integral to the heart of the Birstall Conservation Area.
As a resident living in Birstall for many years, more recently I have seen planning and conservation rules continually broken and ignored by in-coming businesses who have removed traditional shop fronts, replacing them with totally inappropriate designs, brightly coloured metal roller shutters and illuminated garish signage without the relevant required planning permission.
This would also have been the case with this property if work in progress had not been abruptly stopped by our local councillors who intervened as unskilled workers in the building had already begun the unauthorised destruction of the traditional shop front.
It is wrongly stated in the submitted application that works had not been started at the property. Work appeared to have begun internally which was followed by the external demolition of the shop front on 29th October 2025 resulting in the shocking damage to the original shop front, with irrecoverable destruction of the original timber window frame, glass and decorative stained-glass sections. The tenants or owners then made a very botched effort of boarding up the property when work was stopped which has left the front of the building in an appalling and very insecure state for the last three months.
My concern is that, by already removing the majority of the original shop front to such a serious extent without planning permission this retrospective plan for a replacement will result in the applicant achieving a modern version that fails to match the most traditional features and designs that were removed, i.e. original timber window frame with recessed doorway & decorative stained glass window panels.
Many of the buildings in Birstall village centre are 150+ years old and the purpose of creating the Conservation Area was to protect and preserve them for future generations and this latest damage to Birstall’s heritage is just one of several negative incidents in recent years in the centre of the village where protected buildings have been changed without any enforcement from Kirklees Council, but there have also been some businesses who have applied correctly for permission for simpler and more discreet changes to their properties only to have them refused due to ‘conservation area’ restrictions. This lack of consistency and enforcement by planning control is the main contributing factor to how the village centre is beginning to look, and I urge Kirklees Planning Officials to refuse this application and insist on an identical shop front replacement to this building to replace what was removed and to also review and investigate the other businesses within the Birstall Conservation Area that have failed to follow correct planning procedures when making unauthorised alterations to their shop frontage.