

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:	2026/65/90621/E
Site Address:	63, Daisy Hill, Dewsbury, WF13 1LF
Description:	Listed Building Consent for woven windows (within a Conservation Area)
Recommending Officer:	Emma Thompson

DECISION – Consent Granted

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.

Danielle Cooper

AUTHORISED OFFICER

Date: 07-Sep-2026

Officer Report

2026/90621 – 63, Daisy Hill, Dewsbury, WF13 1LF

Listed Building Consent for woven windows (within a Conservation Area)

Site Description

63 Daisy Hill is a three-storey building located on the corner of Daisy Hill and School Street in Dewsbury town centre. It was originally a house but later converted to a cloth warehouse, Thompson's shop fitters, retail and offices. It currently stands vacant.

The listing description on Historic England's website is as follows:

Former house, late C18/early C19, altered in the C19 and C20 for retail, warehouse and office use

MATERIALS: coursed sandstone mainly covered by stucco externally with painted ashlar dressings and sandstone-slate roof coverings

PLAN: 63 Daisy Hill has a wedge-shaped plan with the widest section at the north end and the narrowest at the south end. The building is bounded by Daisy Hill to the north, School Street to the west, and attached buildings on the east and south sides.

EXTERIOR: of three-storeys plus basement with a hipped roof (chimneystacks removed) and a sandstone bracketed eaves, cast-iron rainwater goods, and stuccoed upper floors with incised lines imitating stonework. The building has a two-bay front (north) elevation facing Daisy Hill and a three-bay side (west) elevation onto School Street. To the ground floor of the front elevation is a late-C20, fully-glazed shopfront incorporating a recessed central entrance with glazed double doors and a deep signage fascia above (it is unknown if an earlier fascia survives underneath). The shopfront has a canted north-west corner and then continues around and across the west elevation for a single bay, including the signage fascia. The upper floors of the front elevation have windows with painted surrounds to both floors; those to the first floor are slightly taller and have modern plate-glass glazing, whilst those to the second floor have six-over-six sashes.

The School Street elevation incorporates the shopfront to the ground floor of the left bay and an area of exposed coursed stonework to the centre bay where the stucco has been removed. Immediately to the left is a blocked-up doorway that has been rendered over. To the ground floor of the right bay is a window with plate-glass glazing and internal security bars and an adjacent doorway with panelled double doors and an overlight above. The upper floors have window openings in similar style as those to the front; those to the first floor have plate-glass sashes, to the second floor there are six-over-six sashes to the left bay and later casements to the two right bays. Between the two upper-floor levels of the right bays is a modern C19-style lantern lamp

supported on a curved bracket.

Attached to the south end wall is a probable mid-C19 warehouse that does not form part of 63 Daisy Hill. The warehouse has a cutaway north-west corner and in-filling this space is a very small, early-C20, single-storey structure that was incorporated internally into number 63 in the late C20. Above the infill structure and lighting the second floor of number 63 is a small window.

INTERIOR: internally original partitions have been removed and spaces opened up on all floor levels, and late-C20 partitions that are not of special interest inserted on the ground and first floors. Floorboards are visible on the second floor and most probably also survive on at least the first floor underneath later floor coverings. Some window architraves are moulded, whilst others have plain reveals, and one C19 four-panel door survives. All other doors* have been replaced by late-C20/early C21 examples* that are not of special interest. Late-C20/early-C21 suspended ceilings* have been inserted on the ground floor and front part of the first floor, along with cable trunking* on the walls, and modern commercial ceiling lights* on the first floor, all of which are not of special interest.*

The majority of the ground floor has been opened up into a large space with modern cladding (not of special interest) to some of the walls, but some plain moulded cornicing is visible above the suspended ceiling. A later enclosed stair flight* that is not of special interest has been inserted alongside the west wall between the ground and first floors. A doorway has been inserted in the rear external wall to access a toilet contained within the adjoining early-C20 infill structure. The stonework of number 63's rear wall has been exposed and later brick repairs are also visible.*

At the front of the first floor is a large room that has been opened up to the full width of the building. A wide chimneybreast survives to the east wall and an alcove to the left has been built forward and shelves inserted into the upper part. The rear section of the first floor has also been opened up and modern partitioning inserted to create a small storage room on the east side and corridor access to a stair leading up to the second floor. Moulded cornicing and encased beams ceiling beams are visible.

The stair between the first and second floors is located at the rear left (south-east corner) of the building. An inserted doorway in the rear (south) wall opposite the stair with a modern door and accessed via two stone steps at one point provided access into the neighbouring warehouse, but is no longer in use. The door was possibly inserted when the warehouse was constructed. The stair up to the second floor is probably mid-C19 in date and has a bracketed string, turned balusters and newel posts, a ramped handrail, and a panelled under-stair cupboard. The balustrade is boarded over on the second-floor landing, which now forms part of a single opened-up space covering the entirety of the second floor. Substantial ceiling beams are visible on the second floor, along with a lath and plaster ceiling where it has been exposed, and the windows have simple moulded architraves. A chimneybreast survives

to the east wall at the front of the building and another possible former chimneybreast on the east side has been adapted to form a built-in cupboard with shallow shelving. Exposed sections of stonework exist to the front and rear where plaster has been removed. The roof structure is partially visible through a ceiling hatch and consists of king-post trusses with additional braces, side purlins, and the roof's stone slates are laid directly on battens and rafters.

The basement is accessed by a later timber ladder-style stair and has substantial ceiling beams supported by a slender cast-iron column and timber uprights. Two blocked-up windows exist to the south wall adjoining the later warehouse and stone shelving for a copper exists to the south-west corner.

The agent has provided the following description:

Early C19. Rendered, with incised lines. Hipped stone slate roof with stone brackets to gable. 3 storeys. 2-bay front and 3-bay side to School Street. Sash windows, with glazing bars to 2nd floor. Casements to 1st floor. The building contributes positively to the character and heritage within the area.

It is a Grade II Listed Building located in a prominent position on a through route linking the railway station to the centre of the town.

The site is within Dewsbury Town Centre and Conservation Area within the Kirklees Local Plan.

Description Proposal:

Listed Building Consent is being sought to install Dibond-mounted artwork panels across the 14 existing boarded windows. The artwork is created by Emmeline North.

It is inspired by the building's history as a former cloth warehouse demonstrated in the design with woven lines/threads. No access implications or changes to the building.

The application is supported by a heritage statement that outlines the background to the application and justification:

"Revive & Thrive is a place-based regeneration initiative funded by UK government. The initiative focuses on highly visible improvements that enhance the look and feel of the area, including installing new public artwork, repairing and repainting worn shopfronts, improving vacant frontages, and introducing new planting and planters to bring more greenery into the streetscape. Revive & Thrive is designed to boost pride of place, support local businesses, increase footfall, and create a more welcoming and attractive town centre environment for residents and visitors."

History of negotiations / amendments received

None.

Relevant Planning History

2020/93943 - Alterations to convert building from retail/financial office/warehouse to 5 flats (Listed Building within a Conservation Area)
Approved

2020/93944 - Listed Building Consent for alterations to building from retail/financial office/warehouse to 5 flats (within a Conservation Area).
Granted

2008/94418 - Change of use of ground floor offices to retail (Listed Building within a Conservation Area). Approved.

Consultation Response

None

Representations

The application was advertised by a site notice and press advertisement. The final publicity date being 19/04/2026.

As a result of the publicity no representations were made.

Policies

The building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) 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'.

Kirklees Local Plan

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The application site is allocated within the boundary of Dewsbury Town Centre and within Dewsbury Town Centre Conservation Area. The following policies are considered relevant to this application:

LP 2 – Place Shaping
LP 24 – Design
LP 35 – 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 August 2026, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

Chapter 4 - Achieving sustainable development

Chapter 14 - Achieving well-designed places

Chapter 20 - Conserving and enhancing the historic environment

Assessment

This is a Grade II Listed Building located within the Conservation Area and is a relatively prominent site forming a well-used through route into the centre of Dewsbury town.

The purpose of the installation is linked to the 'Revive & Thrive' initiative. This is a place-based regeneration initiative funded by UK government and is part of the broader Dewsbury Blueprint to upgrade streetscapes and retail areas.

The initiative focuses on highly visible improvements that enhance the look and feel of the area, including installing new public artwork, repairing and repainting worn shopfronts, improving vacant frontages, and introducing new planting and planters to bring more greenery into the streetscape. Revive & Thrive is designed to boost pride of place, support local businesses, increase footfall, and create a more welcoming and attractive town centre environment for residents and visitors.

The works involve installing Dibond-mounted artwork panels across the 14 existing boarded windows. The artwork is created by Emmeline North. It inspired by the building's history as a former cloth warehouse demonstrated in the design with woven lines/threads. The works include the installation of vibrant, heritage-inspired murals and public artwork. The murals respond to the heritage of the site reflecting its former purpose and existing architectural features. There will be 6 murals on Daisy Hill and 8 on School Street and one on the door.

The existing window boards are painted OSB with a rope handle and the artwork is to be applied either to Dibond or marine ply panels and attached to the existing top and bottom frames of the window board using a screw fitting which will allow for their removal. The overlapped images sit in multiple directions to give the effect of a giant loom within the building. Additional designs similar to those proposed are to be created for the other windows on the school street side. It is noted that final colours / design may vary slightly however the general works are considered to be a positive addition that form part of a wider scheme of regeneration in the town centre.

There are no access implications or changes to the building.

The proposed works are considered to be a temporary enhancement and a positive visual improvement to this vacant listed building. They are reversible and can be removed should the building be occupied in future. In the

meantime, the alterations are a positive feature that would preserve the Listed Building and Conservation Area. As set out in Policy HE5 of the National Planning Policy Framework:

Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*
- b. Have no effect on the significance of a heritage asset; or*
- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or*
- d. Cause the total loss of the significance of a heritage asset.*

The works would be a temporary enhancement that would bring a positive effect and result in revealing the existing building and its associated heritage. The murals would not harm the significance of the asset and result in a positive link to the heritage of Dewsbury. As such, the alterations would be in accordance with policies LP24 and LP35 of the Local Plan as well as policy HE5 and Chapter 20 of the NPPF.

The works would preserve the building and its setting, within the Conservation Area, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This application has been assessed against relevant policies in the development plan and other material considerations. Whilst not required in this instance, it is considered that there are public benefits of the proposal. The application is recommended for approval.

Recommendation:**Grant Consent****Application Number:- 2026/90621****Officer Recommendation: Grant Consent****Conditions:**

1.The development shall be begun not later than the expiration of three years beginning with the date on which 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.

2.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 so as to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord with policies LP2, LP24 and LP35 of the Kirklees Local Plan and policies within Chapters 4, 14 and 20 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	TerraQuest		9 th March 2026
Design Concept	Emmaline North 11 th January 2026		4 th March 2026
Design & Access Statement			4 th March 2026

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 2024 and otherwise actively engaged with the applicant in dealing with the application. The application is considered acceptable as submitted.

Report dated: 2nd September 2026