

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2026/62/90656/E
Site Address:	6, Nelson Street, Dewsbury, WF13 1NA
Description:	Replacement of specified external doors and windows with like-for-like units (Listed Building within a Conservation Area)
Recommending Officer:	Faiza Bano

DECISION – CONDITIONAL FULL PERMISSION

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.

John Holmes

AUTHORISED OFFICER

Date: 28th August 2026

Officer Report – 2026/90656

Site Description

The application site comprises number 6 Nelson Street, Dewsbury (WF13 1NA), a Grade II Listed building located within the Dewsbury Conservation Area. The property forms part of a prominent historic terrace known as 2-6 Nelson Street and 1-1A Wellington Street, which is recognised for its architectural and historic significance as a nineteenth-century warehouse building associated with Dewsbury's textile industry. The building is constructed in stone and features decorative Venetian Gothic detailing, including arched window openings and traditional timber sash windows. The site is currently in mixed use, comprising residential apartments above ground-floor commercial accommodation. The surrounding area is characterised by historic commercial and warehouse buildings that contribute positively to the character and appearance of the Conservation Area.

Description of Proposal

The Scheme

The application relates solely to the replacement of existing external windows and doors on the listed building. The proposal does not result in any increase in floorspace, change of use, alteration to access arrangements, parking provision or impact upon external areas of the site.

The scheme proposes the replacement of thirteen existing window types (WT01-WT13) and four external door types (DT01-DT04) on both the front and rear elevations of the building. The submitted proposed elevations demonstrate that all openings will remain unchanged in their existing positions, proportions and overall appearance. No new openings are proposed, and no existing openings will be blocked up.

The replacement windows are proposed to be high-quality timber sliding sash units finished in white to match the existing. The new windows will incorporate slimline double-glazed units to improve thermal performance whilst closely replicating the appearance, glazing pattern, dimensions, mouldings and detailing of the existing historic windows. Existing stone sills, lintels, arched heads and surrounding masonry features will be retained. Window profiles, glazing bars, frame depths and other architectural details are intended to match the existing units as closely as possible, with final dimensions to be confirmed through detailed site measurement prior to manufacture and installation.

The submitted window details indicate that the proposed units will comprise painted hardwood frames, traditional sliding sash opening mechanisms, slimline double glazing and matching glazing bars. Timber cills will be provided where necessary and all windows will be installed within the existing reveals with repairs undertaken to surrounding fabric where required. Existing windows and frames will be carefully removed to minimise damage to the historic building fabric.

The proposal also includes the replacement of four external doors. The new doors will be constructed from timber and will replicate the design, proportions, thickness, colour, glazing arrangement and ironmongery of the existing doors. Where glazed

panels are present, these will be replaced with double-glazed units of a similar appearance to the existing. Existing architraves, frames and decorative detailing will be replicated, and all new doors will be finished to match the existing appearance of the building.

All works are proposed on a like-for-like basis, with the objective of improving the thermal efficiency, durability and long-term performance of the building's external joinery whilst preserving its architectural and historic character.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application to support the application:

Heritage, Design and Access Statement

History of Negotiations / Amendments Received

No amendments have been requested by Officers.

Relevant Planning History

The most relevant planning history relates to the following planning applications

2013/90723/E - Change of use and alterations to convert an existing gymnasium to 15 apartments (within a Conservation Area) at 8 Nelson Street, Dewsbury, WF13 1NA. Conditional Full Planning Permission.

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter

The application has been publicised as affecting the setting of a listed building / affecting the setting of a conservation area on the Council's website, by site notice and by press advertisement. The expiry date of the publicity period was the 23rd of April 2026.

As a result of the above publicity, no representations have been received.

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

Conservation Officer (Kirklees Council) – raise no objection to the proposal subject to conditions. The replacement of the existing windows and doors is considered acceptable in principle, provided that the new units are timber and closely replicate the existing design, detailing, proportions and appearance. The consultee recommends conditions relating to joinery details, slimline double glazing, frame positioning within reveals and the external finish of the replacement joinery.

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

Allocation and Policy

The site is within within Dewsbury Town Centre Conservation Area as identified in the Kirklees Local Plan.

The following legislation, policy and guidance is considered relevant to the determination of this application:-

Kirklees Local Plan

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP18 – Dewsbury Town Centre
- 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 2026, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

- Chapter 3: Decision Making Policies;
- Chapter 4: Achieving Sustainable Development;
- Chapter 5: Meeting the Challenge of Climate Change;
- Chapter 14: Achieving Well Designed Places; and
- Chapter 20: Conserving and Enhancing the Historic Environment.

Supplementary Planning Documents / guidance

House Extensions & Alterations SPD (adopted June 2021)
The Biodiversity Net Gain Technical Advice Note

Legislation

The Town & Country Planning Act 1990 (as amended).
The Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
The Planning and Compulsory Purchase Act 2004.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character of appearance of Conservation Areas.

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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 interest which it possesses'.

Assessment

1 – Principle of Development

The application seeks planning permission for the replacement of existing external windows and doors to a Grade II Listed Building located within the Dewsbury Town Centre Conservation Area. The proposal does not involve a change of use, extension, additional floorspace, or alterations to the building footprint and therefore the established use of the building would remain unchanged.

Policy LP1 and LP2 of the Kirklees Local Plan promote sustainable development and seek to ensure that development responds positively to the character and qualities of its surroundings. In addition, Policy LP24 requires good design to be at the core of development proposals, whilst Policy LP57 seeks to ensure that alterations are sympathetic to the scale, character and appearance of the host building.

The site is a designated heritage asset and lies within a Conservation Area. Therefore, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving the Listed Building, its setting and its features of special architectural or historic interest. Furthermore, Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

These statutory duties are reflected within Policy LP35 of the Kirklees Local Plan and Chapter 20 of the National Planning Policy Framework, which seek to conserve and enhance the significance of designated heritage assets. The NPPF requires great weight to be given to the conservation of heritage assets and requires any harm to significance to be clearly justified and weighed against any public benefits arising from the proposal.

In this case, the proposal would facilitate the replacement of deteriorating windows and doors with timber units designed to closely replicate the existing appearance and detailing of the building. The works would improve the thermal efficiency, weatherproofing and long-term durability of the building, reduce ongoing maintenance requirements and help secure its continued viable use. The submitted Heritage Statement identifies wider public benefits arising from improved environmental performance, enhanced occupant comfort and the long-term preservation of the heritage asset through continued investment and maintenance. These benefits are considered capable of attracting weight in the planning balance and are relevant when assessing any identified heritage harm.

Accordingly, the principle of development is considered acceptable, subject to an assessment of the impact of the proposals on the significance of the Listed Building, the character and appearance of the Conservation Area, and compliance with the relevant design and heritage policies.

2 – Impact on character and appearance of the area (including impact upon historic environment):

Visual Amenity

Policy LP24 of Kirklees Local Plan seeks to ensure development is of a suitable design. Chapter 14 of the NPPF sets out the objective to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.

Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *'the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'*.

The application site comprises a Grade II Listed three-storey sandstone ashlar building within the Dewsbury Town Centre Conservation Area. The building forms part of a historic Victorian terrace and makes a positive contribution to the character and appearance of Nelson Street through its Gothic Revival detailing, pointed-arched window openings, traditional timber sash windows and historic townscape presence.

The proposal seeks the replacement of existing external windows and doors with timber units designed to closely replicate the existing appearance, detailing, proportions and materials. No alterations are proposed to the form of the building, fenestration pattern, masonry openings, stone surrounds, roofscape or wider streetscape.

As such, it is concluded that no harm to the character and appearance of the area.

The proposed replacement windows and doors have been designed on a like-for-like basis and would maintain the existing proportions, glazing arrangements, architectural detailing and visual appearance of the building. The submitted drawings demonstrate that the proposed elevations would replicate the existing elevations and retain the established architectural rhythm and character of the host building. Existing stone surrounds and decorative features would be retained.

The Council's Conservation Team has reviewed the proposals and raises no objection, subject to conditions securing appropriate joinery details and materials.

As such, it is concluded that there is no harm in terms of building design and impact.

No external lighting is proposed as part of the application, and no details have been submitted for consideration. Given the limited nature of the proposals and the fact that the works relate solely to replacement windows and doors, it is not considered reasonable or necessary to impose a condition controlling future lighting under the current application.

It is considered that the proposal would preserve the character and appearance of the host building, the surrounding streetscene and the wider Conservation Area. The development therefore accords with Policies LP24 of the Kirklees Local Plan and the design objectives of Chapter 14 of the NPPF.

Historic Environment

Section 72 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of

Conservation Areas. This is echoed within policy LP35 of the Kirklees Local Plan and Chapter 20 of the NPPF.

LP35 of the Kirklees Local Plan requires that proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets.

When making a recommendation in respect of a planning application affecting a Listed Building or its setting, attention must be given to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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 interest which it possesses'.

The objective of Chapter 20 of the NPPF is set out as being to conserve and enhance the historic environment. Heritage assets are an irreplaceable resource, and range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Policy HE4(2) of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

Policy HE5(1) of the NPPF details that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. HE2 details that the assessment will need to identify if the proposal will have a positive effect, no effect, result in harm and whether this would be less than substantial or substantial or whether the proposal would cause the total loss of the significance. HE5(4) confirms that decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals

Policy HE6 relates to proposals affecting designated heritage assets and sets out that substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance. HE6 confirms that proposals

which would have a positive effect on a designated heritage asset should be supported and that any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

HE6(4) confirms where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

The significance of the building derives principally from its sandstone ashlar construction, Gothic Revival detailing, pointed-arched window openings, traditional fenestration pattern and its contribution to the wider Victorian townscape of Nelson Street. The building also contributes positively to the character and appearance of the Dewsbury Town Centre Conservation Area.

The proposal would result in the replacement of existing windows and doors with timber units designed to closely replicate the appearance of the existing joinery. Whilst there would be some loss of existing fabric through the replacement of the existing windows and doors, the submitted drawings indicate that the architectural composition of the elevations would be retained and there would be no alteration to the masonry openings, stone detailing, proportions or wider character of the building.

The Council's Conservation Team has assessed the proposal and raises no objection, subject to conditions requiring the replacement joinery to accurately replicate the existing design and be constructed in timber.

Officers acknowledge that the replacement of existing joinery results in the loss of some historic fabric. However, given that the replacement units would closely replicate the existing appearance, preserve the significance of the building and maintain the character and appearance of the Conservation Area, any harm arising from the loss of fabric is considered to be at the very lowest end of the less than substantial harm spectrum. In this case the proposal would ensure the continued use of the building and secure this through ensuring improved integrity of the replacement elements of the building.

The identified less than substantial harm is outweighed by the public benefits arising from the proposal, including improved thermal efficiency, enhanced weatherproofing, reduced maintenance requirements, improved occupant comfort and the long-term sustainable use and upkeep of the Listed Building.

The proposal would result in less than substantial harm to the significance of the Grade II Listed Building through the loss of existing joinery fabric. However, this harm is considered to be at the very low end of the less than substantial harm spectrum and is outweighed by the public benefits arising from the proposal. The proposal would preserve the character and appearance of the Dewsbury Town Centre Conservation Area and is therefore considered to accord with Policy LP35 of the Kirklees Local Plan, policies within Chapter 20 of the NPPF and the statutory duties contained within Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

Policies within Chapter 17 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers

The application relates solely to the replacement of existing external windows and doors within existing openings. No extensions, alterations to the building footprint, additional floorspace, balconies, terraces or new openings are proposed. The proposal would therefore not alter the existing relationship between the building and neighbouring properties.

Given the nature of the works, there would be no increase in overlooking, loss of privacy, overbearing impact, overshadowing, or loss of daylight and sunlight to neighbouring occupiers. The existing fenestration pattern and opening sizes would remain unchanged, with replacement units closely replicating the appearance and operation of the existing windows and doors.

Furthermore, the proposal would not result in any intensification of the use of the building, increased noise and disturbance, or any other impacts that would adversely affect the living conditions of neighbouring occupiers. The replacement windows and doors are also expected to improve thermal performance, weatherproofing and acoustic insulation for occupants of the building.

No external lighting forms part of the application and therefore there are no impacts arising from artificial illumination.

It is considered that the proposal would give rise to no adverse impacts upon the amenity of neighbouring occupiers or future residents. The development therefore accords with Policy LP24 of the Kirklees Local Plan and the amenity objectives of Chapter 17 of the NPPF.

4. Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 15 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and which seek to ensure acceptable levels of off street parking, adequate waste storage facilities are provided, are also considered to be of relevance.

Given the nature of the proposal, the Council's Highway Authority has not been consulted. The application relates solely to the replacement of existing external windows and doors within an existing building and does not involve any operational development affecting the public highway.

The proposal would not result in any changes to the existing use of the building, access arrangements, servicing arrangements, parking provision, pedestrian access, cycle parking, or vehicle movements associated with the site. No alterations are proposed to the site layout and there would be no impact on the safe operation of the surrounding highway network.

As no additional floorspace or intensification of use is proposed, there is no requirement to assess parking demand or waste collection arrangements in relation to the development. Consequently, the provisions of the Housebuilders Design Guide relating to parking and waste storage are not considered directly relevant to the determination of this application.

It is considered that the proposal would have no impact upon highway safety, access arrangements, parking provision or the operation of the surrounding highway network. The development is therefore considered to accord with Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 15 of the NPPF.

5. Climate Change

Chapter 5 of the NPPF sets out policies relating to meeting the challenge of climate change. The objective of the policies in chapter 5 are details as being to support the transition to net zero by 2050 and to shape places in ways which are more resilient to the effects of climate change. It does this by setting out policies to shape places in ways that contribute to radical reductions in greenhouse gas emissions and adapt to the full range of current and potential impacts of climate change, by minimising vulnerability and improving resilience.

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 predates 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 proposal relates to the replacement of existing external windows and doors within a Grade II Listed Building. Whilst the development is limited in scale, the replacement joinery would incorporate slimline double glazing and improved weather sealing, resulting in enhanced thermal performance when compared to the existing units. The submitted Heritage Statement identifies benefits including reduced heat loss, improved energy efficiency, improved occupant comfort and reduced maintenance requirements, which would contribute towards the long-term sustainable use of the building.

The proposal would not increase the building footprint, create additional floorspace, intensify the use of the site or result in increased vehicle movements. Furthermore, the works would help secure the continued occupation and long-term viability of a designated heritage asset through sensitive upgrading of the building fabric.

On balance, whilst modest in scale, the proposal would deliver improvements to the energy efficiency and environmental performance of the building whilst preserving its historic character. The development is therefore considered to represent a sustainable form of development and is consistent with the objectives of Chapter 5 of the NPPF.

No other matters are considered to be material to the determination of this application.

7. Representations

No representations have been received.

8. Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered, the proposed development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation: Delegated Powers

Application Number: 2026/90656

Officer Recommendation: Approval

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
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 to accord with Policies LP01, LP02, LP21, LP22, LP24 and LP35 of the Kirklees Local Plan, Chapters 3, 4, 5, 14 and 20 of the National Planning Policy Framework.
3. Notwithstanding the approved plans all windows shall match the existing joinery details in terms of material, profiles, detailing, dimensions, albeit with an increase in the internal section sufficient to accommodate slim double glazing. All slim double-glazed units shall have a maximum of 4mm glass with an 8mm gap with black spacer bars. New opening windows shall be sliding sashes. Visible trickle vents shall not be permitted. All new window frames shall be set back in the reveal by 75-100mm or to match existing and shall not be fitted flush with the external wall
Reason: In the interests of visual amenity and safeguarding the significance of the heritage asset pursuant to the requirements of Sections 72 and 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies LP24 and LP35 of the Kirklees Local Plan and policies contained within chapter 20 of the National Planning Policy Framework
4. All external doors shall be constructed from timber (not composite) to match existing, with no visible tricklevents, and the frames shall be set back in the reveal with 75-100mm or to match existing and shall not be fitted flush with

the external wall.

Reason: In the interests of visual amenity and safeguarding the significance of the heritage asset pursuant to the requirements of Sections 72 and 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies LP24 and LP35 of the Kirklees Local Plan and policies contained within chapter 20 of the National Planning Policy Framework

5. All external joinery shall have a painted finish in off-white, or to match existing or in accordance with a colour scheme to be submitted to and approved in writing by the Local Planning Authority before painting works commence. The works shall then be carried out in complete accordance with the details approved by this condition and retained thereafter.

Reason: In the interests of visual amenity and safeguarding the significance of the heritage asset pursuant to the requirements of Sections 72 and 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies LP24 and LP35 of the Kirklees Local Plan and policies contained within chapter 20 of the National Planning Policy Framework

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Proposed Site / Block Layout	8397-ARC-B1G16-P-DR-A-000006		09-Mar-2026
Existing & Proposed Window Details	8397-ARC-B1G16-P-DR-A-000005		09-Mar-2026
Existing & Proposed Window Elevations	8397-ARC-B1G16-P-DR-A-000004		09-Mar-2026
Existing & Proposed Door Elevations & Details	8397-ARC-B1G16-P-DR-A-000003		09-Mar-2026
Proposed Elevations	ARC-B1G16-P-DR-A-000002		09-Mar-2026
Existing Elevations	B1G16-P-DR-A-000001		09-Mar-2026
Location Plan	PP-14741279v1		09-Mar-2026
Heritage, Design and Access Statement	8397revA		09-Mar-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 2015 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought.

