

PLANNING AND HERITAGE STATEMENT

Proposed Replacement Windows

Rashid Rabbani Madni Jamia Masjid

Northgate, Dewsbury, WF13 1DZ

Grade II Listed Building

1. Introduction

This Planning and Heritage Statement has been prepared in support of an application for Listed Building Consent for the replacement of existing windows at Rashid Rabbani Madni Jamia Masjid, Northgate, Dewsbury.

The building is a Grade II Listed Building and occupies the former Salem Methodist Church on Northgate. The building continues to serve an important community function as a place of worship and community facility.

The proposal seeks consent for the replacement of existing windows that have deteriorated through age and weathering. The replacement windows have been carefully designed to preserve the character and appearance of the listed building whilst improving durability, weather resistance, security, thermal performance and long-term maintenance requirements.

The application has been prepared having regard to the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and relevant local planning policies relating to the conservation of heritage assets.

2. Site Description

The application site comprises Rashid Rabbani Madni Jamia Masjid, located on Northgate within Dewsbury town centre.

The building is a substantial stone-built former Methodist church dating from the nineteenth century and is included on the National Heritage List for England as a Grade II Listed Building. The building possesses significant architectural and historic interest, deriving from its original ecclesiastical use, its prominent town centre location and the quality of its surviving architectural detailing.

The principal elevations contain a series of traditional window openings that contribute positively to the character and significance of the building. Many of the existing windows now exhibit signs of deterioration, including timber decay, weathering, failed paint finishes and reduced performance.

3. Significance of the Heritage Asset

The significance of the listed building derives from:

- Its designation as a Grade II Listed Building.
- Its architectural interest as a former nineteenth-century Methodist church.
- Its contribution to the historic townscape and streetscape of Northgate.
- The survival of historic architectural features including stone elevations, window openings, decorative detailing and overall building form.
- Its continued use as an active place of worship and community facility.

The windows form part of the building's architectural composition and contribute to its external appearance. However, the significance of the building is derived primarily from its overall form, stone construction, architectural detailing and historic character rather than the individual window fabric itself.

4. Proposed Development

The proposal comprises:

- Removal of existing deteriorated windows.
- Installation of replacement windows within the existing openings.
- Retention of all existing masonry surrounds and structural openings.
- Replication of existing glazing patterns, proportions, frame dimensions and architectural detailing.
- No alterations to the external stonework or principal architectural features.

The replacement windows have been designed to closely replicate the appearance of the existing windows and to maintain the established architectural rhythm of the building's elevations.

No changes are proposed to the size, shape or arrangement of the existing openings.

5. Relationship to Previously Approved Works

Replacement windows have previously been installed within the basement level of the building under an approved Listed Building Consent.

Those works have been successfully completed and now form an established element of the building. The approved basement windows have demonstrated that replacement windows can be introduced without detracting from the character, appearance or significance of the listed building.

The current proposal has been developed specifically to complement and match the previously approved basement windows. The proposed windows will replicate the same design approach, proportions, glazing arrangement, frame profiles, detailing and finish to ensure consistency throughout the building.

Importantly, the works will be carried out by the same specialist contractor who undertook the previously approved installation. This will ensure continuity of workmanship, detailing and quality, resulting in a coherent and unified appearance across all elevations.

The proposal therefore represents a continuation of a conservation-led approach that has already been accepted through the earlier consent and successfully implemented on site.

6. Heritage Impact Assessment

Existing Condition

The existing windows are showing clear signs of age-related deterioration including:

- Timber decay.
- Weathering and exposure damage.
- Localised failure of finishes.
- Reduced thermal and weather performance.
- Increasing maintenance requirements.

Continued deterioration is likely to result in further degradation and potentially greater intervention in the future.

Impact on Heritage Significance

The proposed works have been designed to minimise any impact on the significance of the listed building.

Key heritage considerations include:

- Existing openings will remain unchanged.
- Historic masonry fabric will be retained and unaffected.
- Window proportions and glazing arrangements will be preserved.
- The external appearance of the building will remain substantially unchanged.
- Previously approved replacement windows provide an established design precedent within the building.

The proposal will preserve the architectural character of the listed building and maintain its contribution to the wider historic environment.

Given the limited nature of the works and the use of matching replacement windows, the proposal is considered to result in no harm to the significance of the designated heritage asset.

The works will support the continued maintenance, occupation and long-term conservation of the building.

7. Planning Policy Considerations

National Planning Policy Framework (NPPF)

Section 16 of the National Planning Policy Framework requires local planning authorities to conserve heritage assets in a manner appropriate to their significance.

be conserved in a manner proportionate to their importance.

The proposed replacement windows have been designed to preserve the significance of the listed building and therefore accord with the objectives of the NPPF.

Planning (Listed Buildings and Conservation Areas) Act 1990

Sections 16 and 66 of the Act require special regard to be given to preserving listed buildings and their settings when determining applications.

The proposal preserves the special architectural and historic interest of the building through the retention of existing openings, preservation of architectural character and use of sympathetic replacement windows.

8. Justification

The proposed replacement windows are justified for the following reasons:

- Existing windows have reached the end of their practical service life.
- Ongoing repair and maintenance requirements are increasing.

- The proposal follows a previously approved and implemented approach within the same listed building.
- The replacement windows will improve weather resistance and building performance.
- The proposal preserves the appearance and character of the listed building.
- The works support the long-term conservation and continued use of the mosque.
- The same contractor who undertook the previously approved works will complete the proposed installation, ensuring consistency of workmanship and appearance.

The proposal therefore achieves an appropriate balance between heritage conservation and the functional requirements of a modern place of worship.

9. Conclusion

This application seeks Listed Building Consent for the replacement of existing windows at Rashid Rabbani Madni Jamia Masjid, Northgate, Dewsbury, a Grade II Listed Building.

The proposal has been carefully developed to preserve the special architectural and historic interest of the building. The replacement windows will be installed within existing openings and will replicate the appearance, proportions and detailing of the existing fenestration.

The scheme builds upon a previously approved and successfully implemented programme of window replacement at basement level and will create a consistent and coherent appearance throughout the building. The works will be undertaken by the same specialist contractor responsible for the earlier approved installation, ensuring continuity in design and workmanship.

The proposal will preserve the significance of the listed building, safeguard its architectural character and support its ongoing use as an important place of worship and community facility.

Accordingly, it is considered that the proposal complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and relevant local heritage policies, and Listed Building Consent is respectfully sought.