Consultation Response from KC,
Conservation & Design

2026/91709 18-20, Corporation Street/, 17, Foundry Street, Dewsbury, WF13 1QL

Variation of condition 2 (plans) on previous permission 2022/91006 for alterations to building including new entrance, installation of lift core and staircase and new internal openings and change of use for flexible uses falling within use class E a, c, d, g(i) (Listed Building) (within a Conservation Area)

Date Responded: 21 September 2026
Responding Officer: Amanda Chester
Responding Ref:

The application site is 18-20, Corporation Street/, 17, Foundry Street, Dewsbury. 18-20 Corporation Street is a Grade II listed building (list entry ID 1313657). The application site is located within the Dewsbury Town Centre Conservation Area.

The application is seeking a variation of Condition 2 for permission 2022/91006.

Proposed amendments

The proposed amendments are set out within the Summary of Amendments document which accompanies the application (1705-BDP-AD-XX-RG-Z-00005). The following amendments are relevant to this application. For each amendment an assessment of harm is given. Reference numbers used are in relation to the Summary of Amendments.

006 – No additional harm.

008 – No additional harm.

022 – The amendment will result in a low level of additional harm due to the loss of 6 further original sash windows. This additional harm is justified due to the wet and dry rot present which prevented repair.

023 – No additional harm.

024 – The amendment will result in a minimal level of harm due to the loss of historic fabric. This additional harm is justified due to the presence of Asbestos Containing Material which poses an ongoing health risk.

028 – The amendment will result in a minimal level of harm due to the loss of historic fabric. This additional harm is justified due to the condition of the ceilings and wall finishes which was not suitable for repair.

029 – No additional harm.

Conclusion

The proposed amendments will result in minimal to low levels of additional harm to the significance of the listed building. Where additional harm has been identified this has been accompanied by a clear and convincing justification for why this additional harm is required. It is therefore considered that the proposed amendments are in accordance with Section 66 and 72 of the Planning (Listed Building & Conservation Areas) Act (1990), Chapter 20 of the National Planning Policy Framework and Policy LP35 of the Kirklees Local Plan.

Kirklees COUNCIL