Consultation Response from KC,
Conservation & Design

2026/91758 1-22, The Arcade, 14 & 16, Corporation Street, 23 & 25, Market Place, Dewsbury, WF13 1QG

Variation of Conditions 2 (plans), 14 (construction traffic access), 15 (gates and fanlights), 16 (hanging signage), 17 (roof colour scheme), 19 (M&E details), 20 (roof edge protection), 21 (trickle vents), 22 (historic floor finish on 2nd floor) and 23 (archaeological recording) of previous permission 2023/91134 for Variation of condition 2 (plans) of previous permission 2021/93190 for alterations to the building and material change of use of units to flexible uses falling within Use Classes E (a), (b), (c), (d), (g(i)), (g(iii)), public house/wine bar/drinking establishment (Listed Building within a Conservation Area)

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

The application site is 1-22, The Arcade, 14 & 16, Corporation Street, 23 & 25, Market Place, Dewsbury, listed collectively at Grade II as The Arcade, Dewsbury (list entry ID 1183688). The application site is located within the Dewsbury Town Centre Conservation Area.

Conditions

The application is seeking a variation of conditions for permission 2023/91134 and 2021/93190. The following conditions are considered to be pertinent to Conservation and Design.

2023/91134

Condition 15 - *Prior to their installation, details (specification and plans) of the proposed decorative gates and fanlights to each end of the arcade, along with details of the central stairway gates (to include the design, colour and fixing methods), shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in full accordance with the details approved and retained thereafter.*

The application is accompanied by details of the proposed decorative gates and fanlights for the arcade and central stairway gates within the following drawings:

- Units 8 & 11 Internal Gates Arrangement (24102-DR-C-0101 P02)
- General Arrangement Corporation Street Entrance (24102-DR-T-0200 P05)
- General Arrangement Market Place Entrance (24102-DR-T-0202 P12)

The necessary information has therefore been provided to assess the impact upon the character and significance of the listed building and the details are found to be satisfactory. The conservation and design team have no objection to the variation of Condition 15.

Condition 14 – Discharged 10 April 2024 (2024/90165)

Condition 16 - Discharged 19 September 2024 (2024/92386)

Condition 17 - Discharged 19 September 2024 (2024/92386)

Condition 19 - *Prior to their installation, details (specification and plans) of the M&E installations and fittings, including service ducts, risers, radiators and lighting, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in full accordance with the details approved and retained thereafter.*

The application is accompanied by details of the M&E installations and fittings as follows:

- Lighting schedule
- Electric panel heaters specification
- Over door heaters specification
- Level 00 Proposed Electrical Distribution Systems (1705-MR-AD-00-PL-E-61001 C01)
- Level 01 Proposed Electrical Distribution Systems (1705-MR-AD-01-PL-E-61001 C01)
- Level 02 Proposed Electrical Distribution Systems (1705-MR-AD-02-PL-E-61001 C01)
- Level 03 Proposed Electrical Distribution Systems (1705-MR-AD-03-PL-E-61001 C01)
- Level 00 Proposed Lighting Systems (1705-MR-AD-00-PL-E-63001 C02)
- Level 01 Proposed Lighting Systems (1705-MR-AD-01-PL-E-63001 C02)
- Level 02 Proposed Lighting Systems (1705-MR-AD-02-PL-E-63001 C02)
- Level 03 Proposed Lighting Systems (1705-MR-AD-03-PL-E-63001 C02)
- Level 00 Heating and Cooling Systems (CT308 M01A)
- Level 01 Heating and Cooling Systems (CT308 M02A)
- Level 02 Heating and Cooling Systems (CT308 M03A)
- Level 03 Heating and Cooling Systems (CT308 M04A)

The necessary information has therefore been provided to assess the impact upon the character and significance of the listed building and the details are found to be satisfactory. The conservation and design team have no objection to the variation of Condition 19.

Condition 20 - *Prior to their installation, details (specification and plans) of the proposed roof edge protection and perimeter details, including materials, design, scale and fixing methods, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in full accordance with the details approved and retained thereafter.*

The application is accompanied by details of the proposed roof edge protection and perimeter details as follows:

- Mansafe Setting Out (014852-GA-01 P02)
- Ladder 01 Setting Out (014852-GA-02 P02)
- Ladder 02 Setting Out (014852-GA-03 P02)

The necessary information has therefore been provided to assess the impact upon the character and significance of the listed building and the details are found to be satisfactory. The conservation and design team have no objection to the variation of Condition 20.

Condition 21 - Discharged 19 September 2024 (2024/92386)

Condition 22 - *Prior to installation, details (specification and plans) of the decorative historic floor finish on the second floor to be conserved and retained, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in full accordance with the details approved and retained thereafter.*

The application is accompanied by details of the decorative historic floor finish on the second floor to be conserved and retained as follows:

- Historic Floor Finish Installation Plan (SK-074)

The necessary information has therefore been provided to assess the impact upon the character and significance of the listed building and the details are found to be satisfactory. The conservation and design team have no objection to the variation of Condition 22.

Condition 23 – Discharged 7 March 2024 (2024/90165)

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.

001 – The amendment will result in a minimal level of additional harm due to the loss of historic fabric. This additional harm is justified due to the presence of wet rot and the structural engineer's findings that the existing structure was unsuitable.

002 – No additional harm.

003 - No additional harm.

004 - No additional harm.

005 - No additional harm.

007 - The amendment will result in a low level of additional harm due to the loss of historic fabric and the effect this will have on the appearance of the first floor units. This additional harm is justified due to the presence of wet rot.

009 – The amendment will result in a positive effect, further revealing the heritage significance of the building by removing a later addition which was found to be obscuring painted trusses which add to the interest of the building.

010 - The amendment will slightly reduce the level of harm by omitting the need for a new opening.

011 - The amendment will result in a minimal level of additional harm due to the loss of historic fabric. This additional harm is justified due to the unsafe nature of the existing floor hatch.

012 - The amendment will slightly reduce the level of harm by reducing the number of rooflights required.

013 – No additional harm.

014 – The amendment will result in a positive effect, further revealing the heritage significance of the building by removing a later addition and returning the roof to its original profile.

015 – No additional harm.

016 – The amendment will result in a positive effect, further revealing the heritage significance of the building by removing a later addition and exposing the original sash window panelling.

017 – The amendment will result in a positive effect, removing unsuitable non-permeable cement-based render and replacing it with a traditional lime-based render which will ensure the long-term preservation of the building.

018 – No additional harm.

019 – The amendment will result in a positive effect, further revealing the heritage significance of the building by removing a later addition and exposing the original sash windows.

020 – The amendment will result in a low level of additional harm due to the loss of the original sash window. This additional harm is justified due to the constraints of the floor joist and supporting beam.

021 – 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.

025 – No additional harm.

026 – No additional harm.

027 – The amendment will result in a minimal level of additional harm due to the loss of historic fabric. This additional harm is justified due to the condition of the plaster ceiling.

030 – The amendment will result in a minimal level of additional harm due to the loss of historic fabric. This additional harm is justified due to the unsafe condition of the masonry walls.

Conclusion

Conservation and Design consider the submitted details to be acceptable and sufficient to allow the variation of the conditions outlined above.

The proposed amendments will in some cases result in a positive effect on the significance of the listed building, where additional harm has been identified this is at a minimal or low level and has been accompanied by a clear and convincing justification 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.