Planning (Listed Buildings and Conservation Areas) Act 1990

VARIATION / REMOVAL OF CONDITION ON LISTED BUILDING CONSENT

Application Number: 2026/70/91760/E

To: David Staniland
BDP
PO Box 85
11, Ducie Street
Piccadilly Basin
Manchester
M1 2JB

For: KIRKLEES COUNCIL

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-

VARIATION OF CONDITIONS 2 (PLANS), 3 (GATES AND FANLIGHTS), 4 (HANGING SIGNAGE), 5 (ROOF COLOUR SCHEME), 7 (M&E DETAILS), 8 (ROOF EDGE PROTECTION), 9 (TRICKLE VENTS) AND 10 (HISTORIC FLOOR FINISH ON 2ND FLOOR) OF PREVIOUS LISTED BUILDING CONSENT 2023/91135 FOR VARIATION OF CONDITION 2 (PLANS) OF PREVIOUS LISTED BUILDING CONSENT 2021/93191 FOR INTERNAL AND EXTERNAL ALTERATIONS (WITHIN A CONSERVATION AREA)

At: 1-22, THE ARCADE, 14 & 16, CORPORATION STREET, 23 & 25, MARKET PLACE, DEWSBURY, WF13 1QG

In accordance with the plan(s) and applications submitted to the Council on 24-Jul-2026 [together with those plans and application(s) submitted to the Council on 17-Apr-2023 and incorporated into planning permission ref no. 2023/91135, granted on 23-Jun-2023, and those plans and application(s) submitted to the Council on 13-Aug-2021 and incorporated into planning permission ref no. 2021/93191, granted on 04-Mar-2022] and subject to the condition(s) specified hereunder:-

1. DELETED – Works have commenced.

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 approved, to protect the historic interest of the listed building and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Policies in the National Planning Policy Framework.

3. The decorative gates and fanlights to each end of the arcade, and the central stairway gates, shall be installed in complete accordance with the following details, including with regard to their design, colour and fixing methods:

- Units 8 & 11 Internal Gates General Arrangement drawing number: 24102-DR-C-0101 Rev P02;
- General Arrangement Corporation Street Entrance drawing number: 24102-DR-T-0200 Rev P05;
- General Arrangement Market Place Entrance drawing number: 24102-DR-T-0202 Rev P12.

The development shall thereafter be retained in accordance with those details hereby approved.
Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

4. The hanging signage within the arcade shall be implemented in full accordance with the following details, approved under Discharge of Conditions application 2024/92384:

- Hanging Signage drawing number: 1705-BDP-AD-00-DT-A-20005 Rev C01.

The hanging signage within the arcade shall thereafter be retained in accordance with the details hereby approved.
Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

5. The colour scheme of the central arcade roof, including metalwork and joinery, shall be implemented in full accordance with the following details, approved under Discharge of Conditions application 2024/92384:

- Roof Truss Colour Scheme drawing number: 1705-BDP-AD-RF-DT-A-27001 Rev C01.

The colour scheme of the central arcade roof, including metalwork and joinery, shall thereafter be retained in accordance with the details hereby approved.
Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and

LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

6. Prior to their installation, details (specification and plans) of the ventilation louvres in the rear upper floor sash windows 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.
Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

7. The M&E installations and fittings for the development shall be implemented in full accordance with the following details:

- Dewsbury Arcade – Lighting Schedule document number: 1705-BDP-AD-XX-SH-E-00001 Rev C01, dated 28/03/2024;
- Electric Panel Heaters specification (VWG Mechanical) Rev 01, dated 28/03/25;
- Over Door Heaters specification (VWG Mechanical) Rev 01, dated 28/03/25;
- Level 00 Proposed Electrical Distribution Systems drawing number: 1705-M&R-AD-00-PL-E-61001 Rev C01;
- Level 01 Proposed Electrical Distribution Systems drawing number: 1705-M&R-AD-01-PL-E-61001 Rev C01;
- Level 02 Proposed Electrical Distribution Systems drawing number: 1705-M&R-AD-02-PL-E-61001 Rev C01;
- Level 03 Proposed Electrical Distribution Systems drawing number: 1705-M&R-AD-03-PL-E-61001 Rev C01;
- Level 00 Proposed Lighting Systems drawing number: 1705-M&R-AD-00-PL-E-63001 Rev C02;
- Level 01 Proposed Lighting Systems drawing number: 1705-M&R-AD-01-PL-E-63001 Rev C02;
- Level 02 Proposed Lighting Systems drawing number: 1705-M&R-AD-02-PL-E-63001 Rev C02;
- Level 03 Proposed Lighting Systems drawing number: 1705-M&R-AD-03-PL-E-63001 Rev C02;
- Level 00 Heating & Cooling Systems drawing number: CT308-M01 Rev A;
- Level 01 Heating & Cooling Systems drawing number: CT308-M02 Rev A;
- Level 02 Heating & Cooling Systems drawing number: CT308-M03 Rev A;
- Level 03 Heating & Cooling Systems drawing number: CT308-M04 Rev A.

The M&E installations and fittings shall thereafter be retained in accordance with the details hereby approved.
No further M&E installations or fittings shall be installed (including service ducts, risers, radiators and lighting), other than those shown on the drawings hereby approved, unless and until details of those installations and/or fittings (specifications and plans) have first been submitted to and approved in writing by the local planning authority. The development shall then be implemented in full accordance with the details thereby approved, and retained as such thereafter.
Reason: To ensure that no damage occurs to important historic detailing, including decorative floor and wall finishes, to ensure external architectural details and the

character and significance of the building are maintained, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

8. The roof edge protection and perimeter details shall be implemented in full accordance with the following details:

- Mansafe Setting Out drawing number: 014852-GA-01- Rev P02
- Ladder 01 Setting Out drawing number: 014852-GA-02- Rev P02
- Ladder 02 Setting Out drawing number: 014852-GA-03- Rev P02

The roof edge protection and perimeter details shall thereafter be retained in accordance with the details hereby approved.
Reason: To demonstrate that the visual impact has been kept to a minimum and no damage will be caused to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

9. The trickle vents for the sash windows shall be implemented in full accordance with the following details, approved under Discharge of Conditions application 2024/92384:

- Window Trickle Vents drawing number: 1705-BDP-AD-XX-DT-A-31104 Rev C01.

The trickle vents for the sash windows shall thereafter be retained in accordance with the details hereby approved.
Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

10. The decorative historic floor finish on the second floor shall be conserved, retained and displayed in accordance with the following details:

- Historic Floor Finish Installation drawing number: SK-074
- Covering letter from BDP, reference: DS\P3001705, dated 23-07-2026, stating that *"The proposal is to retain and display a section of the decorative historic floor in a frame (as per the Historic Floor Finish Installation plan) close to its original location (in Unit 29)."*

The decorative historic floor finish on the second floor shall thereafter be conserved, retained and displayed in accordance with the details hereby approved.
Reason: To minimise damage to the historic fabric, to ensure a high standard of design that respects the heritage asset and to accord with Kirklees Local Plan Policies LP24 and LP35 and National Decision-Making Policies DP3, HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

NOTE: The developer is advised that separate approval is also likely to be required for the works under other legislative regimes, including Environmental Health legislation and the Building Regulations, including with regard to matters of fire safety. The approval of details as part of this planning permission does not imply compliance with other relevant regulations, including the Building Regulations, in those regards.

Plans and specifications schedule:

Plan Type	Plan Reference	Version	Date Received
Plans approved under Section 19 application reference: 2026/91760			
Site Plan as Proposed	1705-BDP-AD-SL-PL-Z-00003-	T02	26/06/2026
Ground Floor Removals Plan	1705-BDP-AD-00-PL-A-20002-	T02	26/06/2026
First Floor Removals Plan	1705-BDP-AD-01-PL-A-20002-	T02	26/06/2026
Second Floor Removals Plan	1705-BDP-AD-02-PL-A-20002-	T02	26/06/2026
Third Floor Removals Plan	1705-BDP-AD-03-PL-A-20002-	T02	26/06/2026
Ground Floor GA Plan as Proposed	1705-BDP-AD-00-PL-A-20001-	T02	26/06/2026
First Floor GA Plan as Proposed	1705-BDP-AD-01-PL-A-20001-	T02	26/06/2026
Second Floor GA Plan as Proposed	1705-BDP-AD-02-PL-A-20001-	T02	26/06/2026
Third Floor GA Plan as Proposed	1705-BDP-AD-03-PL-A-20001-	T02	26/06/2026
Roof GA Plan as Proposed	1705-BDP-AD-RF-PL-A-27001-	P02	26/06/2026
North Elevation	1705-BDP-AD-XX-EL-A-20001-	T02	26/06/2026
East Elevation	1705-BDP-AD-XX-EL-A-20003-	T02	26/06/2026
West Elevation	1705-BDP-AD-XX-EL-A-20004-	T02	26/06/2026
Section AA	1705-BDP-AD-XX-SE-A-20001-	T02	26/06/2026
Section BB	1705-BDP-AD-XX-SE-A-20002-	T02	26/06/2026
Units 8 & 11 Internal Gates General Arrangement	24102-DR-C-0101	P02	26/06/2026
General Arrangement Corporation Street Entrance	24102-DR-T-0200	P05	26/06/2026
General Arrangement	24102-DR-T-0202	P12	26/06/2026

Market Place Entrance			
Plan Type	**Plan Reference**	**Version**	**Date Received**
Level 00 Proposed Electrical Distribution Systems	1705-M&R-AD-00-PL-E-61001	C01	26/06/2026
Level 01 Proposed Electrical Distribution Systems	1705-M&R-AD-01-PL-E-61001	C01	26/06/2026
Level 02 Proposed Electrical Distribution Systems	1705-M&R-AD-02-PL-E-61001	C01	26/06/2026
Level 03 Proposed Electrical Distribution Systems	1705-M&R-AD-03-PL-E-61001	C01	26/06/2026
Level 00 Proposed Lighting Systems	1705-M&R-AD-00-PL-E-63001	C02	26/06/2026
Level 01 Proposed Lighting Systems	1705-M&R-AD-01-PL-E-63001	C02	26/06/2026
Level 02 Proposed Lighting Systems	1705-M&R-AD-02-PL-E-63001	C02	26/06/2026
Level 03 Proposed Lighting Systems	1705-M&R-AD-03-PL-E-63001	C02	26/06/2026
Level 00 Heating & Cooling Systems	CT308-M01	A	26/06/2026
Level 01 Heating & Cooling Systems	CT308-M02	A	26/06/2026
Level 02 Heating & Cooling Systems	CT308-M03	A	26/06/2026
Level 03 Heating & Cooling Systems	CT308-M04	A	26/06/2026
Mansafe Setting Out	014852-GA-01-	P02	26/06/2026
Ladder 01 Setting Out	014852-GA-02-	P02	26/06/2026
Ladder 02 Setting Out	014852-GA-03-	P02	26/06/2026
Historic Floor Finish Installation	SK-074		26/06/2026
Covering Letter	DS\P3001705 Dated:23/07/2026		24/07/2026

Plan Type	Plan Reference	Version	Date Received
Design and Heritage Statement Addendum	1705-BDP-AD-XX-RG-Z-00006	P01	24/07/2026
Summary of Amendments	1705-BDP-AD-XX-RG-Z-00005	P01	09/07/2026
Dewsbury Arcade – Lighting Schedule	1705-BDP-AD-XX-SH-E-00001	C01	26/06/2026
Over Door Heaters Specification	Dated: 28/03/25	01	26/06/2026
Electric Panel Heaters Specification	Dated: 28/03/25	01	26/06/2026
Plans approved under original Listed Building Consent reference: 2021/93191 and previous Section 19 application reference: 2023/91135			
Site Location Plan	1705-BDP-AD-SL-PL-Z-00001	P02	11/08/2021
Site Plan as Existing	1705-BDP-AD-SL-PL-Z-00002	P02	11/08/2021
Existing Basement Plan	1705-BDP-AD-B1-PL-Z-00001	P01	11/08/2021
Existing Ground Floor Plan	1705-BDP-AD-00-PL-Z-00001	P03	11/08/2021
Existing First Floor Plan	1705-BDP-AD-01-PL-Z-00001	P03	11/08/2021
Existing Second Floor Plan	1705-BDP-AD-02-PL-Z-00001	P03	11/08/2021
Existing Third Floor Plan	1705-BDP-AD-03-PL-Z-00001	P03	11/08/2021
Existing Roof Plan	1705-BDP-AD-RF-PL-Z-00001	P01	11/08/2021
South Elevation	1705-BDP-AD-XX-EL-A-20002	P01	11/08/2021
Design and Access Statement	1705-BDP-AD-XX-RG-Z-00003	P01	11/08/2021
Bat Survey	1705-BDP-AD-XX-RG-Y-00001	02	11/08/2021
Ventilation and Extract Statement	1705-BDP-AD-ZZ-RG-M-57001	P01	11/08/2021
Mechanical and Electrical supporting drawings	Dated: July 2021		11/08/2021
Site Wide MEP Strategy	1705-BDP-AD-ZZ-RG-J-00002	P01	11/08/2021

– Overview			
Plan Type	**Plan Reference**	**Version**	**Date Received**
Site Waste Management Statement	1705-BDP-AD-XX-SG-Z-00001	P01	11/08/2021
Part L2B Statement	1705-BDP-AD-XX-RG-J-08001	P01	11/08/2021
Climate Change Statement	1705-BDP-AD-XX-MS-Y-00001		11/08/2021
Flood Risk Assessment & Outline Drainage Strategy Report	1705-BDP-AD-XX-RG-C-0001	P01	12/08/2021
Environmental Noise Assessment Report	1705-BDP-AD-ZZ-XX-RG-U-00001	P02	12/08/2021
Structural Strategy Report	1705-BDP-AD-XX-S-RG-00002	P01	12/08/2021

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 Planning 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.

It has not been necessary to seek any further information from the applicant in this case, as the proposals were considered acceptable on the basis of the originally submitted information.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- **This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "*submitted to and approved in writing by the Local Planning Authority*".**

- **You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.**

- **This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.**

- **You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.**

- **It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.**

- **If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.**

Development within a Coal Mining Area

DEVELOPMENT LOW RISK AREA - STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speeder installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/planning-inspectorate. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate.You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 20-Oct-2026

Signed:



David Shepherd
Strategic Director Growth and Regeneration

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2026/70/91760/E.

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
