

Dewsbury Town Centre Conservation Area: Guidance for Property Owners and Tenants

Do I need planning permission?

Before undertaking any works to a property within the Conservation Area, either as a tenant or an owner please contact the Conservation Planning Department, as additional planning constraints and considerations apply within Conservation Areas. However, Conservation is not about preventing all change but about managing it.

Typical works one may wish to undertake can include lighting or installation of security shutters for example, which all require planning permission. The display of new advertisements/signage will require express advertisement consent from the Council unless it benefits from “deemed consent” under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Please see link re: advice on advertisement consent:

https://www.planningportal.co.uk/info/200126/applications/60/consent_types/8 & the Governments guide “*Outdoor advertisements and signs: a guide for advertisers*”

<https://www.gov.uk/government/publications/outdoor-advertisements-and-signs-a-guide-for-advertisers>

Contact Kirklees Conservation Planning Officers:

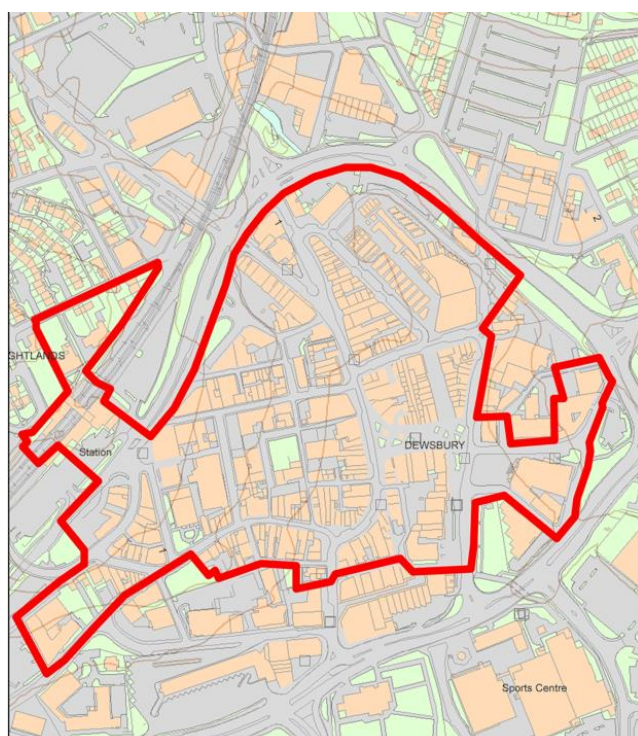
conservationdesign@kirklees.gov.uk or– Tel.: 01484 221000 Extension: 74037 or 74230

Dewsbury Town Centre Conservation Area

The area is covered by a **Conservation Area Appraisal** and Management Plan, which aims to assist the Council in protecting and enhancing heritage, whilst enabling the public to recognise the responsibilities for protecting it. The appraisal can be found through the following link:

<https://www.kirklees.gov.uk/beta/regeneration-and-development/pdf/dewsbury-town-centre.pdf>

[Plan showing the Dewsbury Town Centre Conservation Area](#)



The Dewsbury Design Guide

The Dewsbury Design Guide and its Addendum, which support the appraisal, set out the principles of good design. The Design Guide can be found through the following link: <https://www.kirklees.gov.uk/beta/planning-applications/pdf/dewsbury-design-guide.pdf>

Implications of being in a Conservation Area

There are four main ways in which a Conservation Area will affect a property;

- The impact of planning proposals on the special character of the conservation area,
- Minor operations
- The demolition of buildings and boundaries
- Works to trees

Planning Permission

To be successful in obtaining planning permission, the design and scale and the building materials need to be sympathetic to the character of the area. If a planning application is submitted to undertake work to a building, the impact of the proposals on the special architectural or historic character of the conservation area will be taken into consideration. Design is a very important issue; good quality design is essential for maintaining the character of the conservation area and as such, a good understanding of local style and materials is important.

Minor Operations

Any work that materially affects the external appearance of a building requires planning permission, subject to “permitted development” rights. Certain works are classed as “permitted development” and do not require planning permission from the Council. Please check with officers if it is permitted development.

Some developments (which are usually “permitted development”) in conservation areas are not classified as “permitted development”. This includes various types of cladding, the insertion of dormer windows, raising the ridge or expanding the size of a roof and the erection of satellite dishes on the walls, roofs and chimneys which front a highway. Equally within a conservation area the size of extensions that may be erected without specific planning permission is more restricted.

Demolition

Section 74 of the Act provides for control over the demolition of buildings in conservation areas. Planning Permission is required to demolish a building over 115 cubic metres in volume, and boundary walls or fences which are over a metre high where it fronts a highway or two metres in height to the side or rear of the property.

Works to trees

Trees make an important contribution to the character and appearance of the conservation area and its setting. There are already many tree preservation orders on individual trees and groups of trees in the Conservation Area. Within a conservation area anyone proposing to cut down, lop, or top a tree must give six weeks notice to the local planning authority. The purpose of this requirement is to give the authority an opportunity to make a tree preservation order.

Enforcement

If works are undertaken without the necessary permissions, the Council has the legal powers to take enforcement action to stop work being undertaken, to require the removal of unauthorised work or to require changes to make unauthorised work acceptable. In addition, the display of an advertisement without express or deemed consent is an offence liable to prosecution.