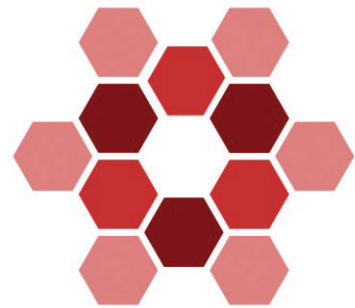




CONSULTATION RESPONSE TO PLANNING APPLICATION

To Planning Services, Kirklees Metropolitan Council, PO Box B93, Civic Centre, Huddersfield HD1 2JR

For the attention of **Nick Hirst**

Application No. **2018/65/91726/W**

Development **Listed Building Consent for internal and external works to the building and works to the boundary wall**

Site Address **Finthorpe Grange, Finthorpe Lane, Almondbury, Huddersfield, HD5 8TU**

THANK YOU FOR YOUR CONSULTATION. AS KIRKLEES DISTRICT'S OFFICIALLY RETAINED PROFESSIONAL ADVISORS ON THE HISTORIC ENVIRONMENT, THE WEST YORKSHIRE ARCHAEOLOGY ADVISORY SERVICE WOULD MAKE THE FOLLOWING COMMENTS –

Statement of Significance

Thorpe or Finthorpe Grange Barn is listed grade II and a designated heritage asset (National Heritage List for England No. 1313840 West Yorkshire Historic Environment Record PRN 8039) and along with the adjacent Thorpe Farmhouse is thought likely to form the core of a late medieval manorial complex (see also NHLLfE No. 1134263 and PRN 8040). Construction of the timber cruck barn is dated to the 1690s by dendrochronology with the attached wing to the north being slightly later in date and Thorpe Farmhouse dating to the 18th century.

Little is currently known of the barn's context. The rectangular field to the west (Thorpe Fold) with curving south-western corner is suggestive of an enclosure and the First Edition Ordnance Survey map (sheet 260 1854) shows this boundary defined by a wooded strip in the mid-19th century.

The possibility remains that this area, to the west of the barn, may be the location of earlier activity and for this reason the WYAAS recommends that any ground disturbance is subject to archaeological observation and recording (an archaeological watching brief).

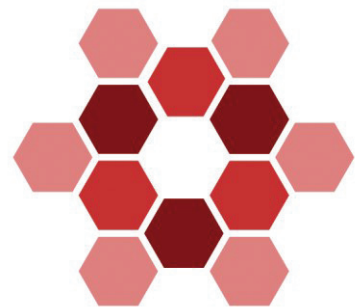
Impact of Proposed Development

The application is for minor works to the listed barn and the erection of a garage and landscaping/access works. This development may disturb and destroy important evidence of the medieval and later activity adjacent to the listed 16th century barn.

Recommended Course of Action

Should planning permission be granted then an appropriate level of archaeological observation and recording should be carried during demolition (an archaeological watching brief).

This work can be secured by a suitably worded condition being placed on any grant of planning consent awarded by Kirklees Council.



Relevant Policies

In relation to the recommended archaeological and architectural recording the National Planning Policy Framework paragraph 199 states that local authorities “should require developers to record and advance understanding of significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”.

This is further supported by Kirklees UDP policy BE10 clause ii “PROPER PROVISION FOR EXCAVATION AND RECORDING NEEDS TO BE MADE BEFORE DEVELOPMENT PROCEEDS”.

Publication Draft Local Plan, Strategy and Policies (November 2016) makes provision for the retention and or investigation of non-designated heritage asset. Policy PLP 35 .2 that developers should conserve those element [of a site] which contribute to their [its] significance and “When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.”. The Publication Draft also requires understanding of an asset, 14.11 and 14.15, and an understanding of the development of the landscape, 14.15.

Recommended Planning Condition

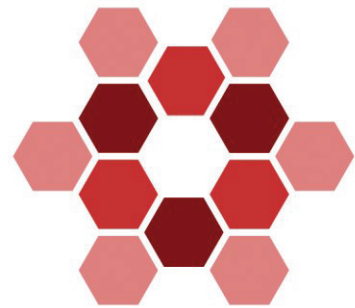
If permission is granted an appropriate level of archaeological observation and recording should be carried out during development (an archaeological watching brief). This work can be secured by the attachment of a suitable condition to any grant of planning permission awarded. In accordance with the Department of the Environment's Circular 11/95, we recommend that the condition be worded as follows:

"No development to take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of architectural and archaeological recording. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority."

Or, as an alternative to the above model condition which was first introduced in 1990, the following condition is suggested by Historic England in their Historic Environment Good Practice Advice, Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015 paragraph 37:

No demolition/development shall take place/commence until a written scheme of archaeological investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*



- *The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI*

Detail of Archaeological Investigation

Details of the necessary archaeological work, in the form of a specification, will be provided to the developer on written request, by the WY Archaeology Advisory Service in our capacity as Kirklees Planning Department's advisors on archaeological matters. The WY Archaeology Advisory Service will also be responsible for monitoring the work of the archaeological contractor commissioned by the developer to undertake this work, on behalf of the Planning Authority.

The WY Archaeology Advisory Service can also provide a list of archaeological contractors who may be available to tender for the work. In order to aid the developer to meet the requirements of the above condition I would suggest that it might be helpful to add the following as a note to the planning permission:

"For further information please contact: David Hunter, West Yorkshire Archaeology Advisory Service: 01135350300."

We would strongly suggest that the developer be advised that a reasonable period of time for the execution of the necessary archaeological work **must** be allowed for within the overall site timetable. Any commencement of work on site prior to the approval and implementation of an archaeological specification, and/or any failure to schedule work properly that results in inadequate archaeological recording, should be deemed by the Planning Department to be a breach of the planning condition.

Copy of decision notice required? Yes

Date of Response 30/7/18
WYAAS Contact Officer David Hunter
Telephone 01135350300

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WYAAS ref. P/K/2018(18.6)

David Hunter **Senior Archaeological Officer – WYAAS**