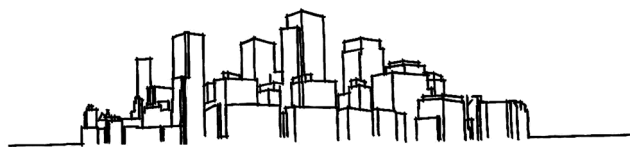


DECEMBER, 2018

PLANNING,
HERITAGE
STATEMENT

APPLICATION FOR CHANGE OF USE OF BARN TO A
DWELLINGHOUSE, FORMATION OF NEW ACCESS,
AND FOR A NEW DETACHED DOUBLE GARAGE FOR
ADJACENT PROPERTY AT STALEY ROYD FARM,
STALEY ROYD LANE, JACKSON BRIDGE,
HOLMFIRTH, HD9 7HX

Job Ref: 2393



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SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the change of use of a vacant barn to a residential dwelling.
2. The proposed development is adjoining a grade II listed building.
3. This statement responds to section 16 of the National Planning Policy Framework which requires applicants to describe the significance of any heritage asset affected and the impact or contribution of the proposed development upon the heritage asset.

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DISCRIPTION.

4. The application relates Staley Royd Farm, Staley Royd Lane, Jackson Bridge.
5. The barn, which is the main focus of the change of use application, sits to the north of the listed building to which it is adjoined.
6. The site is not part of a conservation area.
7. The listed building was originally two adjoined cottages. Historic mapping shows the barn and two cottages have been adjoined since at least 1850.
8. The building listing is as follows;

SE 10 NE STALLEY ROYD LANE 5/302 (Jackson Bridge)

Stalley Royd Farmhouse

II

Formerly 2 handed houses. Early C19. Hammer dressed stone. Stone slate roof with gable copings. Moulded stone brackets. Three storeys. Two central doorways, one part blocked, with one 3-light window to left and right. First and second floors each have one 4-light stone mullioned window to left and right. In left gable apex is semi-circular blocked light. Later extensions to rear and right gable.

9. The main listed cottages have been joined to form one large dwelling and have been extended and altered significantly over the years. To the west of the cottages (rear elevation) is a large extension circa 1960 (Fig I Below)



10. The building's main facade onto Staley Royd lane has been mostly unaltered, however it has been fitted with modern timber casement windows and one of the original doors has been walled up to form a window.

11. The south elevation has seen an extension added, and has been previously rendered. (Fig II Below)



12. The barn will originally have been used for the storage of either livestock or hay, however over recent years more modern facilities were built on the adjacent farmland which were more suited to the modern requirements of farming. Since then the barn has been left mostly unused.

13. Externally the barn features a main arched opening to the west elevation with a bulls-eye window over. The barn also has a lean-to extension to the same elevation, which runs into the later 1960s extension to the rear of the main listed house. (Fig III Below)



SECTION 3: PROPOSED DEVELOPMENT

14. This planning application seeks to change the use of the vacant barn to a residential dwelling.
15. The proposed plans show how the fabric of the building will remain unaltered.
16. The proposal seeks to fit new windows in existing openings to allow the new dwelling to be thermally efficient. A pair of new openings will be formed with mullions and ashlar jambs to reflect the local vernacular. Highlighted in red in Fig III. One opening will be enlarged on the lean-to extension.
17. The existing roof will be insulated and the existing stone slates will be checked for damage and retained to ensure the roof which shares the same line as that of the cottage retains its character and charm.
18. The west elevation on the proposal is the focus of the external works which is on the rear of the cottage which has received a major non original extension. There are no heritage assets to this side of the property apart from the window features on the barn which are to be retained.
19. As part of the application the applicant seeks to construct a new detached double garage, to the north of the cluster of buildings, to allow for amenity

for the residents of the attached cottage, which was recently refurbished. This garage will be constructed from regular coursed natural stone with artificial stone slates.

SECTION 4: KIRKLEES UDP AND NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

20. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm of the heritage asset should require clear and convincing justification. We do not believe the proposed development causes harm to Staley Royd Farm house.

SECTION 5: CONCLUSION

21. The proposed development seeks to retain the external appearance of the barn which is listed by attachment to Staley Royd farm house. The main elevation which will be refurbished to allow for conversion is to the rear of the main house which has seen a large extension previously added with no heritage value.

22. We believe by restoring the dwelling to a high quality it will enhance the setting of a listed building.

23. The materials in the building will be preserved through the use of traditional matching materials.

24. By restoring and converting this barn it ensures the building can remain for many years to come, while being in beneficial use, providing much needed housing within the local area.