

## **Comment and request for clarification regarding planning applications and Listed Building Consent for Newsome Mills:**

**2019/91404**

**2019/91633**

**2019/91630**

Hello,

I'm writing on \_\_\_\_\_ to ask for urgent clarification about the treatment of the Grade II Listed weaving sheds at Newsome Mills, which are impacted by the following applications:

**2019/91404** - Listed Building Consent for internal and external alterations and works – Newsome Mills, Ruth Street, Newsome, Huddersfield.

**2019/91633** - Outline application for extension and alterations to existing mill remains to create 33 apartments with parking and services at ground floor level and change of use of former office building into one dwelling and the existing gate house to cycle parking facilities with ancillary works including the provision of open space – 4a Ruth Street, Newsome Huddersfield.

**2019/91630** - Outline application for the erection of 30 dwellings and 12 apartments with ancillary works – 4a Ruth Street, Newsome, Huddersfield.

The weaving sheds are an important part of the main building at Newsome Mills, which is Grade II Listed. As we have stated in previous responses to applications for the Newsome Mills site, local residents are keen to see the footprint of Newsome Mill retained in full in any future developments. It is unclear from the applications to be considered by the Strategic Planning Committee on 19 December 2019 whether this Grade II Listed structure would be retained. Some of the information in the applications is contradictory.

We would particularly like to emphasise the following:

- The former four storey mill, clock tower and weaving sheds are a single building. The building is Grade II Listed.
- The boundary of the Grade II Listed Newsome Mill is incorrectly drawn on the location plans, with the weaving sheds section of this Grade II Listed building being omitted (this part of the building is incorrectly shown as being open land).
- The application for Listed Building Consent (**2019/91404**) states that no permission is being sought for partial or total demolition of a Listed building.
- The officer report (**2019/91404**) states that "It is proposed to retain the standing remains of the mill building".
- The officer report (**2019/91404**) incorrectly states that "The roof and part of the external walls of the weaving shed also collapsed" during the fire of 17th November 2016 (this being a direct quote from the Heritage Impact Assessment made by the applicant). The weaving sheds were not damaged by the fire, but were damaged

subsequently by the demolition company working on behalf of the owner. We have highlighted this issue on a number of occasions. It is still our understanding that no consent was given for the demolition of a section of the weaving wall (which forms part of the main elevation of Newsome Mill) or a section of the North Light roof.

- The Heritage Impact Assessment (**2019/91404**) states that “The ground floor of the mill will form the car park to the apartment block with a single access/egress to the rear being provided. The access will be formed through an existing opening between the existing pillars that once formed access to the previously demolished weavers sheds.” It is unclear what this statement means. There is currently no access from the weavings through to the ground floor of the former four storey mill.
- The weaving sheds are a key feature of the remaining structures at Newsome Mill (and demonstrate the function of the Grade II Listed building very clearly). Removal of this part of the main building at Newsome Mills would impact significantly on the Listed building and its setting.
- Local residents have requested that the footprint of Newsome Mill should be retained in full in any future developments. The continuous elevation of the building along Ruth Street (the former mill yard) is of particular importance in this respect, as this route is the main way that residents interact with the building.

I have made specific reference to the application for Listed Building Consent, but the same issues also apply to the two planning applications (**2019/91633 & 2019/91630**). In both of these applications, the boundary of the Grade II Listed building is also incorrectly drawn as omits the weaving sheds.

The Newsome Mills Campaign notes, and agree with, the latest response from Historic England, which states “Historic England is supportive of the redevelopment of this site but we are keen to ensure that this secures the repair and reuse of the important listed buildings.” and that “There is still a lack of detail relating to the repair and treatment of the remaining historic fabric and how the proposed new-build element will interface with this fabric.”

We echo the concerns of English Heritage that “We still have concerns about the nature of the two separate planning applications for the mill buildings and the new-build housing.” We would much have preferred to see plans that take the entire of this site into consideration, rather than the site being split into two separate applications. Although we understand the reasons for this, it is clear to us that all of these plans impact on the Grade II Listed Newsome Mills. In this context, it is particularly unhelpful that plans have been submitted and validated which do not show the boundary of the Grade II Listed Newsome Mills, or the boundary between the open land and the listed structures clearly. We believe the plans should be amended to take this into account. This alteration would be a more accurate reflection of the site and would offer the best safeguards for the treatment of the listed buildings, as recommended by English Heritage.

We would like to ask for urgent clarification on the following points:

- Are the plans valid, given that the Grade II Listed Newsome Mill is incorrectly drawn in the plans?
- Will you be making the Strategic Planning Committee aware of the errors in the plans?

- Can you give assurance that the approval of these plans would not constitute tacit consent for the partial demolition of a Grade II Listed building, which Kirklees Council as the local planning authority are responsible for?
- Can you give assurance that the retention of the weaving sheds will be made a condition of planning consent?
- If consent is granted, will conditions be placed on this consent requiring a method statement for the repair and consolidation of all the remaining historic fabric (including the weaving sheds)?
- Is it possible to place a condition on planning consent that the plans should be amended to accurately reflect the boundary between the listed structures and the open land at Newsome Mills? We suggest this would require the weaving sheds section of Newsome Mill to be included in planning application number **2019/91633** (alterations to the mill), instead of in planning application number **2019/91630** (new dwellings). Is this possible?

Please can you give assurance that this response will be taken into consideration?

Best wishes,