

REVISED Consultation Response from KC, Conservation and Design
2020/90056 North Lodge, Cote Lane, Fixby, Huddersfield, HD2 2EW
Listed Building Consent for demolition of existing outbuilding and erection of detached dwelling
Date Responded: 26/02/20
Responding Officer: Craig McHugh
Responding Ref: HUD 3/76
Revised following the submission of further information from the applicant

North Lodge Farmhouse (presently known North Lodge Farm Cottage) as is grade II listed and dates from the late 18th century, it is a good example of a vernacular farm house. It associated agricultural buildings are considered to be listed. This includes the attached former barn (North Lodge Farm) and curtilage buildings including, 'The Mistal', by implication a former cow house, the subject of this application. As a group the buildings demonstrate the mixed nature of farming on the Pennine uplands in 19th century and earlier, which depended upon cereal crop production and animal husbandry.

'The Mistal' formed part of an earlier archaeological recording report completed as a condition of permissions 2006/91088 and 2006/92745. It has undergone substantial alteration and re-use. It makes a contribution to the significance and setting of North Lodge Farmhouse. It is however in a poor state of repair and it is accepted that the current building is not capable of re-use. Its archaeological value has been recorded, the proposed replacement building is of an appropriate scale and design and therefore the impact on the significance and setting of the listed building would be minimal. Subject to conditions, Conservation and Design have no concerns about the proposed development on design and heritage grounds. The following should be conditioned:

- Window and door details to be submitted
- Samples of roofing and walling materials to match the existing and samples to be submitted
- Sample panel of pointing and lime mortar specification to be submitted
 - Cement strap or ribbon pointing on The Byre should not be replicated