

By Email

2/2/21

For the attention of Mr Neil Bearcroft

Your Ref: 2020/65/90056/W

Dear Mr Bearcroft,

Re: North Lodge Farmhouse (The Mistal), Upper Cote, Cote Lane, Fixby, Huddersfield

Thank you for consulting the Group on the application for listed building consent at The Mistal, Upper Cote, Fixby. Under the proposals, The Mistal is to be demolished; to be replaced by a new building occupying roughly the same footprint. The Group objects to the demolition of this historic building.

The Mistal was originally constructed in the early c19th, although it has since been reconfigured in the c1920s. It is considered to be grade II listed as part of the curtilage of North Lodge Farmhouse. Two larger outbuildings, 'The Byre' and 'The Cowshed' also lie within the curtilage of the farmhouse and have recently been converted to residential use following the granting of planning and listed building consent in 2014.

The Mistal has historic and architectural interest as a traditional farm building and for its contribution to the group value of the historic buildings at Upper Cote. Despite alteration, the materiality and scale The Mistal reflects its former agricultural use and its position within the hierarchy of buildings on the wider site. The building makes a positive contribution to the setting of North Lodge Farmhouse.

The documents allude that The Mistal is no longer suitable for retention. The building as a whole is in a poor state of repair, with large sections of walling having collapsed along with much of the roof structure. Paragraph 5.2 of the Heritage Statement states that The Mistal '*retains a good proportion of historic fabric*'. The accompanying photographs shows that the building has fallen into disrepair, however it is clear from the photographs that it retains a good proportion of historic fabric. A structural engineers report should be produced to prove that the most significant surviving elements of the structure cannot be retained and incorporated in a new dwelling on the site.

The Mistal benefits from extant planning permission for conversion to residential use. The Heritage Statement states that the condition of the building has deteriorated significantly since 2006 such that its conversion is no longer viable. We advise that the LPA should consider whether the directions set out within paragraph 191 of the NPPF to be relevant in this case.

In line with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals, special regard should be given to the desirability of preserving the listed building, its setting and any of its features of special architectural or historic interest.

We would urge the applicant to withdraw this application until such time as they can address the issues highlighted within this letter. If the applicant is unwilling to do so, then listed building consent should be refused.

Yours sincerely,