



Historic England

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Direct Dial: 01904 601982

Our ref: L01437355

7 September 2021

Dear Mr McHugh

Arrangements for Handling Heritage Applications Direction 2021

IVY LODGE, 75 CROWLEES ROAD, MIRFIELD, WF14 9JE
Application No. 2021/92075

Thank you for your letter of 20 August 2021 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Ivy Lodge has developed over several centuries into an attractive collection of styles and periods. Part of the special interest of the building is that this phased development is clearly legible in the external fabric of the building. The considerable age of the earliest phases of the building (at least seventeenth century), along with the layers of later alteration mean Ivy Lodge is of national significance, as demonstrated by its grade II listing.

We appreciate the investment that the current owners are making into the building. Having reviewed the previous application it seems it was originally hoped that the bowing of the gable wall could be stabilised through the use of tie-rods, which followed conservation best-practice in requiring minimum intervention or loss of historic fabric.

We have several concerns about the revised proposal to entirely rebuild the gable wall using replacement salvaged stone (which we take to mean stone brought in from elsewhere).

First and foremost, the application documents do not demonstrate an understanding of the significance of the gable wall which is proportionate to the impact of the proposals. This wall contains clearly legible evidence of the phased development of the building, along with evidence of reused stones which could predate the house by several centuries. It is difficult to be sure without viewing the building on site, but the coursing of the stonework on the lower portion of the wall also suggests that this part of the



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building could be one of the earliest phases, built before the wing to the east, although the windows are clearly a later alteration. We do not have any information on the interior of the rooms behind this wall to assess whether there are any significant features, such as shutters or decorative details, that could be impacted by the works.

The previous application did not propose any major structural works to the historic parts of the building. A less in-depth heritage statement was therefore proportionate to the works proposed. However, given the impact of the currently proposed works, we consider a more detailed report by a buildings archaeologist or similarly qualified professional is necessary in order to understand the significance of the fabric which would be lost.

The building is listed at grade II which means it is of national importance for its historic and architectural value. This seems to have been overlooked in the application and actually the proposals impact upon one of the most significant and interesting parts of the building.

Secondly, we find it hard to envisage how the legibility of the phasing of the building can be retained through total rebuilding of the gable wall. This would mean a loss of important evidence and a harmful impact on the appearance of the building. There is the potential for considerable harm to the listed building and at present the application has not shown that this harm is unavoidable.

Options to reduce the level of harm include more localised rebuilding or replacement of areas of severely weathered stone. The information provided does not appear to justify the total replacement of all stone on this elevation. Detailed archaeological recording of the prior to the commencement of any works would be a form of mitigation if it is shown that rebuilding, whether total or partial, is necessary.

The NPPF requires proposals affecting heritage assets to describe the significance of the affected areas (paragraph 194) and if there is any harm to this significance this should have a “clear and convincing justification” (paragraph 200). Given the intensity of the works proposed and the high significance of the areas that would be impacted, we do not currently consider that the application complies with these requirements.

Structural issues are evident with the gable wall and the large buttress indicates that this has been the case historically. Remedial works of some form appear to be necessary and we reiterate our support for the applicants and their investment into the building. However, we are not convinced that the case has yet been made for the intensity of the works proposed. We recommend a more detailed assessment of the age and significance of the gable wall and internal spaces is undertaken to comply with paragraph 194 of the NPPF. We also recommend further consideration is given to alternative options to total rebuild and we would be happy to provide further advice on this aspect if that would be helpful to your authority and the applicants.



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Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 194, 199 and 200 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely
Emma Sharpe

Emma Sharpe

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