Historic England

Ms Katie Chew

Kirklees Council

<<By email>>

Our ref: P01436394

11 April 2023

Dear Ms Chew

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

YEW TREE FARM, ADJ 63, THE VILLAGE, FARNLEY TYAS, HUDDERSFIELD, HD4 6UQ
Application No. 2021/92969

Thank you for your letter of 22 March 2023 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice
Historic England has no objection to the demolition of the modern agricultural buildings on the site.

The demolition of the unlisted farmhouse would lead to the loss of an undesignated heritage asset and harm the character of the conservation area. Your authority should robustly assess the justification for the loss of the farmhouse. If you consider a case has been made, we recommend stonework from the existing farmhouse is used in the reconstruction of the house on the proposed new alignment.

Please refer to our letter separate letter in response to application ref 2021/93006 for our response to the proposed new build on the site.

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

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addressed in order for the application to meet the requirements of paragraphs 203 and 206 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) 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
Inspector of Historic Buildings and Areas
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