

8 St Lucius's Close  
Farnley Tyas

Ref:- Applications 2021/93006, 2021/93007, 2021/92969  
Yew Tree Farm, Farnley Tyas

Dear Sir,

These applications are all for Yew Tree Farm which is in the centre of the Conservation Area of Farnley Tyas.

This site has several Listed Buildings and Heritage Assets within it and the plans submitted by the applicant do not appear to address the conversions sympathetically. The plans also do not appear to give an appropriate case for demolishing Heritage Assets on this site.

The Barn at Yew Tree Farm, Historic England listed number 1392518, is to be converted into 4 dwellings and in the plans, include 2 new openings plus the removal of 2 structures attached to the principal building.

The Historic England listing states "Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so before 1<sup>st</sup> July, 1948 is by law to be treated as part of the listed building".

The plans submitted also show a wooden garden fencing for this barn conversion which are inappropriate and should be dry stone walling.

The removal of two mature sycamore trees is a concern, especially now regarding climate change, when one is only to make room for a new dwelling and the other only to make room for a new entrance to the site.

The design of any of the new builds do not reflect a Historic Farmstead and in particular the four new builds which will be viewed from entering the village from Storthes Hall. These four new builds will be considerably higher than any of the listed buildings within the site and adjacent to the site and will be detrimental to the view into a Conservation Area. The plans for these four new builds also show that the gardens are encroaching the Green Belt.

The materials stated in the plans for the new builds should be sympathetic to the listed buildings rather than the ones stated in the application.

The applicant does not appear to provide adequate details, in the plans, of the

difference in height levels on this development, which are necessary in order for an informed decision to be made by Kirklees officers or Councillors on a Planning Committee.

With reference to all of the above, could I respectfully request that new appropriate plans for this site are requested along with all the relevant supporting documents in order for Kirklees officers or the planning committee to make a fully informed decision regarding these applications.

Could I also respectfully request that all these applications are referred to a planning committee along with a site visit so that councillors can make an informed decision.

Yours faithfully