



Historic England

Ms Katie Chew  
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Planning, Investment and Regeneration Service  
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Our ref: L01436400  
P01436394  
P01436397

27 September 2022

Dear Ms Chew

### **Arrangements for Handling Heritage Applications Direction 2021**

**YEW TREE FARM, ADJ 63, THE VILLAGE, FARNLEY TYAS, HUDDERSFIELD, HD4 6UQ**

**Application No. 2021/92969, 2021/93006 & 2021/93007**

Thank you for your letters of 8 September 2022 regarding amended plans for the above applications for planning and 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.

#### **Summary**

Historic farmsteads and their buildings are heritage assets which, through continued maintenance, conservation and reuse, make a fundamental contribution to the richly varied character of the English countryside and to its economies and communities. In the case of Farnley Tyas, the character of the village has been heavily influenced by the groups of farmsteads located within the core of the nucleated settlement. Several have already been redeveloped but Yew Tree Farm is arguably the most prominent due to its central location and collection of impressive listed buildings.

Historic England has several concerns about the application as submitted. We defer to your authority to assess the justification for the demolition of the unlisted farmhouse and the proposals for conversion of the Grade II listed farm buildings. We continue to consider that the proposals for the new build development do not respond to the agricultural character of the site and the setting of the listed buildings and therefore do not constitute sustainable development.

Bearing in mind the "great weight" which should be given to the conservation of designated heritage assets (NPPF, paragraph 199), we recommend consent is not granted for the proposals as submitted. We would welcome the opportunity of



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advising further once further information is available and prior to determination of the applications.

### **Historic England Advice**

Please refer to our previous letter for more detail on the historic and architectural significance of the site.

Since our previous letter there have been some amendments made to the proposals and further information has been submitted, including a Heritage Statement and structural reports.

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.

We defer to your authority's Conservation Officer on the detail of the proposed conversion of the Grade II listed farm buildings, but we note that amendments have already been made in line with their advice.

Our remaining concerns about the form of the proposed new development have not been addressed. Minor cosmetic changes to the exterior of the proposed new housing have been made, but the fundamental issues of the form, scale and character of the new development remain.

New-build development on the site should take inspiration from the farmstead style of development. This relates not only to architectural features but also the layout of development and how the spaces between are treated. Whilst we consider some new-build could be accommodated on the site, the proposals as currently shown have a suburban character in their layout, scale and detached form.

Whilst we acknowledge the attempt that has been made to incorporate some architectural details found elsewhere in the village, the uniform volume and orientation of the detached houses leads to them looking largely suburban in character. This would be particularly evident in views towards the site from Farnley Road and the public footpath to the west.

Greater differentiation in height and orientation, coupled with creating more attached or terraced housing types, would better reflect the character not only of the development site but the wider village. The listed buildings within the site provide a great source of inspiration for how development could be grouped around courtyards. Reorienting and incorporating different roof heights along the southern boundary of the site could also help the development integrate more successfully into its historic setting. A greater variation in house types would better reflect the character of Farnley Tyas.





Historic England position on the application

We recommend your authority robustly assesses the case for demolition of the historic, unlisted farmhouse. If you consider a case has been made, we recommend mitigation in the form of building recording and the reuse of materials in the rebuilding of the house on a new alignment.

We continue to have concerns about the form, scale and character of the proposed new-build development. The development as proposed would harm the character of the conservation area and the setting of the listed farm buildings. Paragraph 200 of the NPPF requires any harm to have a “clear and convincing justification” and we have not seen such justification. Since we consider the site could be developed in a less harmful manner, or indeed in a manner that would enhance the designated heritage assets, we do not consider this harm is justified. We recommend amendments to the scheme are pursued and have provided some potential solutions in our comments above. Otherwise we do not consider the proposals would constitute sustainable development as they would be contrary to paragraphs 197, 200, 206 and 130.

**Recommendation**

Historic England has concerns regarding the application on heritage grounds.

In determining this application you should bear in mind the statutory duty of sections 16 and 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**

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