

Consultation Response from KC, Conservation and Design
2021/93006 Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ
Conversion of existing barn to form 8 dwellings, erection of 10 dwellings, demolition of redundant agricultural buildings and associated works (Listed Building within a Conservation Area)
Date Responded: 14.4.2023
Responding Officer: Sue Brooks
Responding Ref:

Following the previous response dated 7 October 2021 and the responses to the associated Listed Building Consent application 2021/93007 dated 7 October 2021 and 10 October 2022, amendments have been made to the proposal. The following comments are in response to these changes.

Demolition of the modern buildings and farmhouse

The Conservation and Design Team response has been detailed in the separate application 2021/92969 for the demolition of the modern agricultural buildings and we have no objections to this.

Justification for the demolition of the curtilage listed farmhouse and the construction of a new house in a similar design is accepted on balance as shown on drawing 20 (001) Rev G, Proposed Site Plan, subject to the following conditions.

Conditions:

- The existing farmhouse should be recorded to enable external detailing to match the detailing of the existing house.
- Existing stone shall be reclaimed and re-used where possible. Any replacement stone must match the existing in terms of stone type, tooling, coursing, etc, with sample panels provided to show coursing and pointing, and ashlar stone samples submitted for approval. Tumbled and dyed stone will not be permitted.
- Reclaimed natural stone slate roofing in diminishing courses must be specified, with a sample submitted for approval.
- Details and design of the garage door must be submitted for approval, and it shall be in timber.
- Demolition must not be allowed to proceed unless the larger development goes ahead.

Conversion of listed buildings

Our previous concerns about the level of detail submitted have been mostly addressed and further comments and recommended conditions are included within our response for 2021/93007.

New dwellings

Our main concern with the proposed new dwellings is their impact on the significance and setting of the historic farmstead itself, the setting of the adjacent church and the historic track to the west of the site, and the character and setting of the conservation area which can be seen from quite a distance from the south. There is no impact on the setting of Castle Hill, which is some distance away to the north-west and obscured by the topography and previous development within the village.

Following negotiations and amendments, the external detailing of the new dwellings has been simplified, with the omission of large expanses of timber framing and glass which was harmful to the vernacular character of the village, particularly when viewed from across the fields to the south. The removal of a plot on the southern end of the site has reduced the density of the development, also reducing the harm. The proposed re-designed dwellings incorporate traditional references which reflect the local character of the village, although the design and layout of the development is still rather suburban in nature rather than reflecting the agricultural character of the site that we previously requested. On balance however, we consider that the less than substantial harm caused by elements of this development is outweighed by the public benefits of restoring an important group of listed buildings in the centre of the village, along with the demolition of the modern agricultural buildings which make a negative contribution to the character of the conservation area.

If the application is supported, we would recommend that external material samples are submitted for approval to ensure a high-quality finish. We would recommend that natural stone is specified for the roof slates and external walling, with pitch faced or tooled stone rather than tumbled and dyed stone.

Conditions

- External material samples to be submitted for approval, including roof slates and ashlar stonework, with a sample panel of external walling including pointing and mortar colour. Pitch faced or tooled stone shall be specified rather than tumbled and dyed stone.
- Window and door details 1:5 and 1:20 to be submitted for approval.

We would also recommend that Permitted Development rights are removed for rear extensions to the new dwellings.

Landscaping

We welcome the use of 1m high metal estate railings within the farmyard at the north-east corner of the site, and dry-stone walling on the southern boundary facing the open fields. We still have concerns about solid vertical boarded 1.8m high timber fencing in the rear gardens which is shown on the proposed site plan (20)001 rev G.

A car park is proposed on the northern boundary of the site, adjacent to the proposed site access and in an open space between the two large, listed barns. The creation of parking in this prominent location will harm the setting of the farm group and we suggested that alternatives were considered where the impact is lower, perhaps to the rear of the listed farm group. The layout will not be amended due to site constraints.

Conservation Response:

We would recommend that 1.8m high fencing is omitted and replaced with lower boundary treatments or soft landscaping.

The location of car parking is accepted subject to suitable landscaping being proposed in this area.

Conditions

- Omission of 1.8m high fencing and replacement with lower boundary treatments or soft landscaping. Details to be submitted.
- Landscaping details including surface treatments.

Archaeology

The applicant accepted a condition to secure a scheme of archaeological evaluation prior to commencement of works on site but did not accept this at pre-determination stage. Given the likely archaeological potential of the site referred to in the WYAAS letter dated 23 June 2021, we would recommend that this is carried out prior to the application being determined, with amendments made to the scheme accordingly. If this is not accepted at determination stage, we support the proposed condition recommended by WYAAS for archaeological recording and excavation prior to commencement on site.

Conclusion

The principle of restoring and converting the listed buildings into dwellings is supported as the former use as a farm is no longer viable and the conversion will provide a sustainable and viable use. These buildings are in a poor state of repair with structural issues, and their conversion will prevent further deterioration and ensure their repair and continued maintenance. To protect their significance and ensure that repairs are carried out sensitively, we have made recommendations within this response.

Following amendments to the design and density of the new development, we do not object to new dwellings being constructed in place of the existing modern agricultural buildings, subject to the comments above being taken into consideration and the recommended conditions applied.