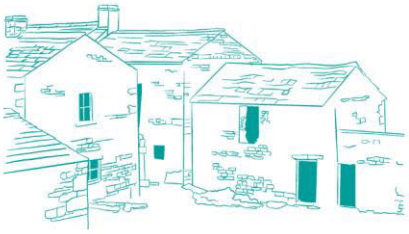
Council for British Archaeology



Buildings Archaeology Team

A National Amenity Society

Ms Katie Chew
Planning Case Officer
Kirklees Council
By email: DC.Admin@kirklees.gov.uk

17th April 2023

Yew Tree Farm adj 63 The Village, Farnley Tyas, HUDDERSFIELD, HD4 6UQ. Application No. 2021/62/93006/E

Dear Ms Chew,

Thank you for notifying the Council for British Archaeology (CBA) about the above application. Based on the information supplied with this application, the CBA offer the following advice to assist you in your decision making.

Significance

The application site contains 4 separately designated agricultural buildings, all at Grade II (NHLE List No.s 1392517, 1313314, 1392518, 1392520). Collectively these buildings demonstrate the historical wealth of the area's agriculture and the development of cloth weaving locally as a cottage industry. The settlement of Farnley Tyas is noted in the Domesday Book. The location of Yew Tree Farm at the centre of the nucleated settlement indicates its considerable time depth and strong archaeological potential, which should be evaluated as part of any development of this site. The status of the village as a conservation area means that any development should also consider the impacts on the site's setting within the village.

Extant buildings at Yew Tree Farm date from the 17th century with legible development phases in the 18th and 19th centuries. The historic agricultural range and the farmhouse are robust buildings constructed of coursed sandstone rubble, which characterises the area. Unusually for a farmstead the farmhouse itself is not Listed, however its role within the farmstead and contribution to the group value of buildings on the site, as well as its age, means it should be considered as curtilage listed within the LBC planning process.

Comments

The CBA support the proposed reuse of Yew Tree Farm for housing. However, we have a number of concerns about the proposed scheme, which would cause a high level of harm to the heritage

significance of the site and its contribution to the Farnley Tyas conservation area. This is contrary to the requirements set out in paragraph 190 of the NPPF to give 'great weight' to conserving the significance of heritage assets. This level of harm appears to stem from an inadequate understanding of the site's significance in devising the currently proposed scheme. We note that a Heritage Assessment was retrospectively commissioned to support this application but did not inform its development.

An alternative scheme that is based on an understanding of the site's significance and which seeks to adapt and reuse existing buildings in line with their significance would reduce the level of harmful impacts caused by converting the site to solely residential use and better conserve the character of the farmstead and therefore its contribution to the conservation area.

The CBA are concerned about the conflicting information about the extent of dereliction of the farmhouse between the Structural Inspection Report (05/11/21), which found the premises unsafe to enter, and the Heritage Assessment (18/2/22), which contains internal photographs of surviving internal fabric. The inconsistency means there is not a clear and convincing case made for the demolition of the farmhouse. What is clear is that urgent works are required to ensure structural stability and that NPPF paragraph 196 may well be pertinent to this application – "*Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*" Demolition of the farmhouse would result in substantial harm to a curtilage listed heritage asset which makes a considerable contribution to the group value of listed buildings on site. Its total loss should be avoided if at all possible.

The CBA object to the quantity of subdivision proposed in the listed agricultural buildings. More sensitive adaptation would ensure that their historic forms and functions remain legible. We note the mix of dwelling sizes proposed for the site, which the CBA support in principle. However, in order to minimise the level of harm to the former barn and dairy we recommend that they are not subdivided into 7 separate dwellings but instead converted into the larger dwellings on site. This would enable a retention of their barn-like qualities, including their internal volumes and apertures. The proposed sub-division to create plots 1-4 is contrary to the requirements of NPPF paragraph 199 regarding the 'great weight' that should be attributed to conserving the listed buildings' significance. Internally it would not be possible to understand the barns' form or function, meaning the level of harm would be substantial. This barn would better convert into 2 dwellings with partial 1st floors and retaining a full height space in the building's core.

There is clearly scope for developing some new build dwellings to the south of the site. However, the suburban character of the current proposals would appear out of keeping with the historical agricultural context of the site and the rest of the village. As well as architectural considerations, landscaping within the site to provide for private gardens and car parking also needs to be

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informed by the existing agricultural character of Yew Tree Farm. The use of the area facing onto the village at the front of the site for car parking would be wholly inappropriate to the setting of the listed buildings and the conservation area. A revised scheme that is better informed by the historic character of the site should better reveal the significance of the conservation area and meet the requirements set out in paragraph 190 of the NPPF.

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
c) the desirability of new development making a positive contribution to local character and distinctiveness; and
d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Recommendations

The CBA are concerned that this application takes 'residential development' as its starting point rather than 'adaptive reuse of an agricultural site'. This has created proposals that give the greatest weight to large new build developments at the rear of the site rather than maximising the opportunities for interesting homes in the historic buildings at the front of the site. The result is a scheme with an unjustified level of harm to the listed buildings that would also harm the character and appearance of the Farnley Tyas Conservation Area. The CBA **object** to this application and recommend it should be withdrawn and revised or otherwise refused by your LPA.

An alternative scheme should be better informed by the site's historic significance as a multi phased farmstead and develop the rear area of the site in a manner in keeping with this significance. Given the time depth of the site the CBA also recommend that archaeological evaluation of the site will be necessary in advance of any groundworks. We are happy to defer to your archaeological advisors in securing proportionate evaluation and mitigation in this regard.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,

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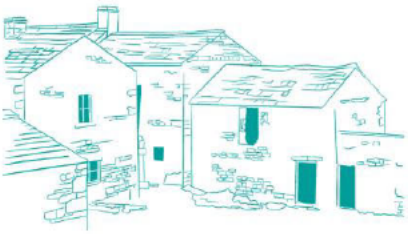
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Council for British Archaeology



Buildings Archaeology Team

Listed Buildings Caseworker

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021**.

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