

**Consultation Response from KC, Conservation & Design****2023/91660 Butternab Farm, Butternab Road, Beaumont Park, Huddersfield, HD4 7BA****Listed Building Consent for erection of extensions and alterations to convert former agricultural buildings to form one detached dwelling****Date Responded: 22.6.2023****Responding Officer: Sue Brooks****Responding Ref: HUD 47/281**

Butternab Farm Cottage is part of a short terrace of three dwellings dating to the 18<sup>th</sup> century and situated on a hillside above Armitage Bridge. The proposal is to convert former agricultural buildings within the curtilage of the listed building to the south into a single detached dwelling.

The existing buildings which are now redundant are of varying ages and designs and are constructed in a piecemeal fashion, typical of evolving farmyard development. The construction materials of the building vary from the earliest structures which are curtilage listed built in coursed stonework with stone slate pitched roofs, and later buildings built from timber, cement cladding and corrugated sheet roofing along with lightweight timber structures.

The demolition of the timber sheds is proposed to form garden space, with the dilapidated steel framed structure removed to create a parking area. This will enhance the setting of the historic listed buildings and remove unsightly clutter from the site.

The conversion of the remaining outbuildings is proposed to form a 2 bedroom (3 referred to in the application form) detached dwelling. The proposed materials are stone, timber and brick, metal corrugated roof, aluminium windows and doors, with low stone boundary walls and natural landscaping proposed.

**Assessment**

The Conservation and Design Team supports the demolition of the modern derelict structures as this will enhance the setting of the listed farm buildings. We also welcome the conversion and re-use of the surviving historic stone outbuildings and more recent agricultural buildings as this reflects the agricultural character of the site.

As the stone buildings are curtilage listed, we support the proposal for the use of natural stone and simple glazed openings on the east elevation to retain its historic character.

We feel that a contemporary approach is suitable for the more modern buildings and have no objections to the larch cladding and external treatment of the timber building.

We consider the proposal to respect and enhance the setting and character of the site, with derelict vacant buildings restored and negative elements demolished.

The proposal complies with Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, along with Policies LP24 and LP35 of the Kirklees Local Plan and paragraph 199 of the NPPF.

**Conclusion**

In conclusion, the Conservation and Design Team has no objections to this proposal, subject to new external material samples and a sample panel of pointing being submitted for approval, along with details of hard landscaping including boundary features.