

Consultation Response from KC, Conservation & Design

2024/90647 and 2024/90648 - Hunter House Farm, Wood Nook Lane, Honley, Holmfirth, HD9 4DU

Erection of replacement single storey lean-to extension, change of use and alterations to convert attached barn with lean-to extension to create dwelling forming annex accommodation associated with Hunter House Farm, Wood Nook Lane, Honley, Holmfirth, HD9 4DU and erection of stable block (Listed Building)

Listed Building Consent for erection of replacement single storey lean-to extension, change of use and alterations to convert attached barn with lean-to extension to create dwelling forming annex accommodation associated with Hunter House Farm, Wood Nook Lane, Honley, Holmfirth, HD9 4DU and erection of stable block

Date Responded: 04.04.2024

Responding Officer: S Pickles

Responding Ref:

The application relates to the Grade II Hunter House Farmhouse, which is a nice example of a late 18th-century Farmhouse, which includes an attached barn.

The site was subject to an application in 2020 for alterations to the barn, converting to residential use.

The new application is seeking alterations to the attached barn to convert it to residential use, however, the attached lean-to extension on the eastern elevation is proposed to be demolished and a new lean-to erected in its place. It is also proposed to erect a detached table building in the field to the immediate east of the farmhouse.

Within the submitted details there is a combined Design, Access and Heritage Statement. The Heritage statement is brief and does not fully express the significance of the building and does rely on the list entry for the building. Equally, its assessment of the setting is slightly limited.

When looking at the site, it is clear that the setting of the Farmstead has remained relatively unaltered with no development around the site and it retains its rural countryside setting. The Farmhouse can be experienced from the east, south east with immediate and long views off Wood Nook Lane. Equally, there are immediate and long views of the site from the north, north west off Wood Nook Lane. There are also some views of the site from the Public Right of Way which is to west of the Farmhouse.

In terms of the works of the building itself, we are generally supportive of the proposals. However, we do have some concerns with the treatment of the historic floor and the internal walls of the building. The plans and supporting statement indicate that the historic flooring will be lifted and reused. We accept that the floor is not level, however, they could be lifted and re-laid. The setts and flags do form a part of the character of the building. We would equally not support the floor level being reinstated using concrete and the floor level should be formed using limecrete.

In regards to the internal walls, the plans seem to indicate that the walls will be dry-lined. The existing walls retain their historic limewash, which is appropriate from a technical and aesthetic perspective. We consider that the internal walls should be conditioned to be finished in limewash, or we could agree to plaster, but for the plaster to be lime plaster only. We do not support the current approach of dry lining the walls and this needs to be amended.

The existing lean-to is proposed to be demolished. The existing structure is of modern construction, and this is evident from the materials and form of the structure.

The intention is to replace the lean-to with a matching structure, which will be constructed in natural stone to match the host building and a roof to be finished in natural stone slates. We are supportive of the proposals. While this will see the loss of the existing structure, it does not hold high significance to the building and the replacement structure will respect the host building. We would however request that the number of proposed roof lights to the lean-to be reduced to two, which would match the existing arrangement and provide sufficient light into the space. The roof lights should also be conditioned to sit entirely flush with the roof plane.

We would also ask for a condition to be attached for samples of the stone and stone slates to be submitted for approval.

We need further detail of the finish to the end external wall, once the existing lean-to has been demolished and the new extension is constructed. If the wall is to be plastered, we would again stipulate that the finish is in lime plaster. We would not accept the implementation of impermeable insulation or the wall to be dry line finished, as previously expressed.

We are not convinced by the details of the proposed bi-folding doors to the existing opening. It is positive that the existing opening is to be retained, however, the proposed door detail jars with the character of the building. We consider that central opening doors would be more appropriate. We would ask for joinery drawings of the proposed doors.

To the front of the conversion, the plans show a small seating area being created which will have a glazed balustrade fronting it. We would raise no concerns with the formation of the seating area, however, we do not support the proposed glazed balustrade, which would appear incongruous and does not reflect or enhance the character of the building. We consider that the balustrade should be omitted from the plans.

The plans indicate that the existing coal store is to be demolished. We can find no evidence or justification for this loss. Further detail is needed to support this loss.

The final element of the proposals to be considered is the erection of the detached stables. The proposed location is to the immediate north, north east of the Farmhouse. We agree in part that the existing hedge will provide some form of visual mitigation of views from the north, however, there will be clear open views when looking from the west, south west. While appreciating the detached stables is to replace the loss of the former lean-to stables, we currently have concerns regarding the impact on the setting of the Farmhouse. The proposed stable building is of a reasonable size, being 4.7 metre longer and 2 metres wider than the proposed lean-to extension and will create a visually strong feature in the setting of the farmhouse. Having reviewed images of examples of such stable buildings, it has become more evident how visually intrusive the building would be.

We appreciate the reason behind the proposed detached building however, we are not convinced by the proposals and do consider that it would have a harmful impact on the setting of the listed building. It may be that with a small building and further consideration of its position, the concerns could be overcome, however, as stated in its current form we are unable to support the proposed detached stable building.

As set out, we are generally supportive of the intention to retain and convert the attached barn, however as expressed there are amendments, we consider necessary to address some immediate concerns. We are also supportive of the proposed replacement lean-to extension. However, our main concerns are mainly the impact of the proposed stable block on the setting of the listed farmhouse, as currently we consider the impacts are too great and there is not a clear justification or benefits for the considered harm on the setting of the farmhouse. This could be overcome with further consideration of the size and positioning of the block, this would however be subject to further assessment.

