

June 2024

PLANNING
STATEMENT

RE-USE OF EXISTING BARN AND NEW
EXTENSION TO FORM DWELLING AT
BUTTERNAB FARM, DAFFY WOOD BARN,
BUTTERNAB ROAD, BEAUMONT PARK,
HUDDERSFIELD HD4

Job Ref: 2907



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1. This statement has been prepared to support a planning application for the re-use and extension of the barn to create a new dwelling at Butternab Farm, Daffy Wood Barn.
2. The barn is within the curtilage of Butternab Farm, which is Grade II listed.
3. Planning permission was granted for this building in 2007 (Ref: 2007/90853) and Listed Building Consent was granted in 2006 (Ref: 2006/92216).
4. The scheme submitted is essentially the same as the previously approved schemes referred to above.
5. The site for this proposed dwelling is located within the former Butternab Farm, just off Butternab Road to the south of Beaumont Park.
6. The proposed scheme is part of a collection of buildings known as Butternab Farm, located just off Butternab Road to the south of Beaumont Park in Huddersfield. An existing vehicular access serves the site, as well as existing properties adjacent to the site known as Butternab Farmhouse and Butternab Cottages. The proposed development sees the conversion of an existing building, with an extension to the south. The proposed development will see the removal of single storey outbuildings and a shipping container.
7. The proposed development is within the Green Belt where in accordance with the National Planning Policy Framework, the construction of new buildings is regarded as inappropriate development. However, the NPPF then lists exceptions to inappropriate development in paragraphs 154 and 155. The proposed development accords with paragraph 154 (g) as the development comprises the partial redevelopment of previously developed land, which would not have a greater impact on the openness of the Green Belt. Whilst the proposed development sees an extension to the building, the development sees the removal of single storey outbuildings in the vicinity of the building and also the removal of a large shipping container. The removal of these buildings/structure will have a positive impact on the openness of the Green Belt.
8. The development also accords with paragraph 155 (d) as it sees the re-use of a building that is of permanent and substantial construction.