

Consultation Response from KC, Conservation & Design**2024/91670 1, Netherdale Court, Lower Denby, Huddersfield, HD8 8YG****Listed Building Consent for erection of two storey side extension and associated alterations to dwelling****Date Responded: 14.8.2024****Responding Officer: Sue Brooks****Responding Ref: DD 4/11**

These comments should be read alongside the consultation response for the associated planning application 2024/91669.

The farmhouse at Netherdale Court is Grade II listed and dates to the 17th century with possibly earlier timberwork. This building is situated on the north-east side of the farmstead and is set away from Barnsley Road. Directly adjacent to the road is a long curtilage listed farm building which includes 1 Netherdale Court. This building appears to be a later addition to the original barn. Listed Building Consent and Planning Permission were granted in 1993 to restore the derelict farmhouse and adapt the barns to form 6 dwellings.

An extension is proposed on the south-east gable of 1 Netherdale Court, which is on the south-eastern end of the barn conversion. The proposed ridgeline is slightly lower than the existing to differentiate it from the host building, and the proposed south-west elevation is flush with the existing wall. We would normally expect the wall to be set back slightly to reveal the quoins, however this would result in a narrow gap between the extension and site boundary which could become a maintenance problem and therefore we accept the proposed detailing. The side of the quoins will still be visible, enabling the legibility and evolution of the building to be understood. On the north-east elevation facing into the farmstead, the extension is set in slightly to reveal the quoins on this side.

The window configuration to the extension is not overly domestic, and the patio doors on the gable are partially obscured from view by the dry-stone boundary wall. Notwithstanding this, this is clearly an addition, and the detailing and materials of the doorway are traditional and in keeping with the host building.

The proposed materials are natural stone external masonry and Yorkshire stone slate roofing, timber windows and doors, and timber gutter.

The Conservation and Design Team has assessed the proposed works on heritage and design grounds, particularly with regards to our statutory duties under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies LP24 and LP35 of the Local Plan and paragraphs 200, 206 and 208 of the NPPF (20 December 2023). The proposal would lead to less than substantial harm to the significance of the curtilage listed building and setting of the Grade II listed farmhouse. This harm is minimal as the proposed extension reflects the vernacular character of the farmstead, the subservient addition allows the legibility of the historic buildings to be understood, and the host building is curtilage listed. The Conservation and Design Team therefore has no concerns on heritage grounds.

If the application is supported, we would recommend that the following conditions are applied:

- External material samples shall be submitted for approval.
- The external walls of the extension shall be constructed in coursed natural stone to match the existing, with pointing in flush pointed lime mortar, and ashlar door and window surrounds to

match the existing. No works to construct the external walls shall take place until a 1m² sample panel of external stone walling has been left on site for the inspection and approval in writing of the Local Planning Authority. The works shall be carried out in accordance with the approved sample panel.

- The roof slopes shall be covered with natural Yorkshire stone slates and laid in diminishing courses on a breathable membrane. Ridges shall be natural stone unless otherwise approved.
- Notwithstanding the submitted plans and information, details of all proposed windows and patio doors (1:20 elevations and 1:5 joinery details) shall be submitted to and approved in writing by the Local Planning Authority before their installation commences. Submitted information shall include glazing type, materials, profiles, colour, opening configuration and mechanisms, and depth within the reveals. Double glazed units shall be slim in section (4:8:4) with black spacers. Friction hinges, egress hinges and visible trickle vents shall not be permitted. The development shall be completed in accordance with the approved details and thereafter retained.