Sent: 25 June 2025 13:04

Subject: RE: 2025/90984 & 2025/90985 - Fletcher House Farm, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ

There is more background information available at the link folder below if you are able to access that;
G:\Policy & Design\Conservation & Design\Listed Buildings\Huddersfield List\Hudd 1 100\HUD49-54 Fletcher House Farm

Here is the List Description
LUMB LANE 1. 5113 (South Side) Almondbury SE 1613 49/54 Fletcher House II 2. C17, but after 1634, as on Senior's Map of Almondbury Parish it is not shown and the area is marked "Isaack Wormall's ffre Land." Timber-framed. 3½ bays. West end rubble. Centre hammer-dressed stone on ground floor, red brick on 1st floor. East end rubble on ground floor, red brick on 1st floor. Rear hammer-dressed stone on ground floor, tile-hung on 1st floor. Pitched stone slate roof. 2 storeys. Ground floor has one modern bay window, one tripartite casement and one 4-light stone mullioned casement. 1st floor has 4 casements (2 with chamfered surrounds) and two 2-light stone mullioned casements. Rear has two 2-light stone mullioned casements on 1st floor, and one 3-light stone mullioned window on ground floor. Massive king post trusses, arch braced, with (in at least one case) studs parallel to the rafters.

The proposals include the use of breathable materials for internal insulation, limecrete floors/plaster, ventilation and natural timber windows and doors. Original details are proposed to be retained including the chimney, original materials and details.

Repairs to original timbers are proposed to include traditional methods for splice repairs using matching materials, not wholescale replacement. The proposed methods appear to be sympathetic to the age and construction of the building but some more details would be helpful, therefore, it is recommended that Conditions could require those details to be submitted.

The following Conditions are recommended:

A building and photographic archaeological recording Condition is needed by an appropriate archaeological contractor see comments from WYAS for this derelict timber framed 17th Century cottage, before conversion to a 2 bedroom cottage.

The roof slopes shall be covered with natural stone slates and laid in diminishing courses on a breathable membrane. Existing stone slates shall be re-used, and any replacement slates required shall match the existing. Slates shall not be turned.

The gutters shall be cast iron/timber of an ogee profile. They shall be supported by stone corbels/metal brackets and shall not be fixed to a timber fascia.

Details of the repair methods for the structural timbers shall be submitted to and approved in writing by the Local Planning Authority prior to commencing repairs. The works shall then be carried out in complete accordance with the approved details.

New windows shall be fixed light or side hung casements in timber with a paint colour finish (to be agreed in writing). All slim double-glazed units shall have 4mm glass with an 4mm gap with through glazing bars, with black spacer bars. Opening casements shall be set flush with the frames with butt hinges and traditional window stays (friction hinges shall not be permitted) and all new window frames shall be set back in the reveal by 100-125mm and not fitted flush with the external wall. Visible trickle vents shall not be permitted. Obscured glazing shall have a plain etched finish and not be in patterned glass.

Notwithstanding the details provided, new external doors shall be constructed in timber with a painted finish. All double-glazed units shall be slim in section, with 4mm glass and a 4mm gap with black spacer bars. All new external door frames shall be set back in the reveal by 100-150mm and shall not be fitted flush with the external wall.

No works to install external extractor vents, heater flues, meter boxes, burglar alarms, and external lights shall take place until full details have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.

All pointing shall use an appropriate lime mortar specified for the joint thickness and stone/brick/tile type and shall match the historic mortar (from deep within the joints) in terms of mix, aggregate and colour. The pointing shall be finished flush or slightly recessed.
Note: Weatherstruck, strap or ribbon pointing is not permitted. No power tools shall be used to remove the existing mortar and the joints shall not be widened.

Kind Regards,

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