

Consultation Response from KC, Conservation & Design

Application: 2025/91225 & 2025/91226

Address: Bradley Hall, Lower Quarry Road, Bradley, Huddersfield, HD2 1FN

Proposals: Change of use from dwellinghouse with barn to mixed- use Light Industrial for the production of wood fuel (biomass) and dwellinghouse; the construction of a detached workshop/storage building; extension and alterations to the existing building, formation of new access and other associated works. (Listed Building)

Bradley Hall is a Grade II listed building which is currently in a neglected condition and showing clear signs of deterioration. If the building were to remain in its present state, there would be significant concern regarding its long-term preservation. Bringing the building back into active use is therefore welcomed in principle.

External Alterations

The proposed change of use—from a dwelling with a barn to a mixed-use light industrial unit with a dwelling house—requires a number of alterations to the historic fabric. These changes are, overall, acceptable in principle.

- The proposed new windows are of an appropriate design, with timber frames and the retention of existing stone mullions.
- New window openings are limited, proportional, and reflect the established character of the barn.
- Existing small glazed vents are to be retained, which is supported.
- The use of stone slate for the roof is appropriate and consistent with the building's historic appearance.

The barn currently has a small derelict extension at its gable end. The proposal replaces this with a new structure that is both lower in height and set back from the main barn, allowing it to be read clearly as a later addition. The use of reclaimed stone is appropriate, although samples should be conditioned to ensure compatibility with the existing stonework.

My only concern relates to the proposed timber panelling over the brickwork. It would be helpful to explore whether exposed brick or a rendered finish might offer a more sympathetic and durable alternative, depending on the quality and appearance of the existing brick beneath.

Internal Alterations

Internal changes are minimal and largely limited to new stud partitions. These are reversible and do not affect the historic plan form in a permanent manner. So, I have no objections to the proposed internal layout.

Setting and New Workshop

The proposed workshop sits within the wider setting of the listed building. Due to its open surroundings, it does not interrupt on any important views into or from Bradley Hall. The

simple design and use of reclaimed stone ensure that the new workshop will remain sympathetic to the character and appearance of the listed building.

Conclusion

The proposals overall represent a sympathetic and proportionate intervention that would bring the listed building back into use, securing its long-term future. The scheme respects the historic character of Bradley Hall and its setting, and the works—subject to appropriate material controls—are considered acceptable.

The proposal is compliant with Policy LP35 of the Kirklees Local Plan