

**Consultation Response from KC,
Conservation & Design**

2025/91902 Yew Tree Farm, 63, The Village, Farnley Tyas, Huddersfield, HD4 6UQ

Discharge of details reserved by conditions 6 (window details), 11 (window and door details), 12 (stone cleaning), 14 (boundary treatments) and 16 (doors and windows details) of previous permission 2021/93007 for Listed Building Consent for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (Listed Building within a Conservation Area)

Date Responded: SC

Responding Officer: 10/2/26

Responding Ref:

Discharge of details reserved by conditions**6 (window details),****11 (window and door details),****12 (stone cleaning),****14 (boundary treatments) and****16 (doors and windows details)****of previous permission 2021/93007 for Listed Building Consent for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works**

6. Notwithstanding the submitted plans and information, full details of all windows, and doors (1:20 elevations and 1:5 sections) of the hereby approved dwellings (plots 1 – 8) shall be submitted to and approved in writing by the Local Planning Authority before development commences. Submitted information shall include glazing type, materials, profiles, colour, opening light configuration, shutter details, depth within the reveals and fixing details into the masonry. Double glazed units shall be slim in section with black spacers, and trickle vents and friction hinges shall not be permitted. The works shall then be carried out in complete accordance with the approved details.

Insulead and typical details acceptable, to be read in conjunction with elevation plans submitted with 2025/90824 – Condition can be discharged.

11. All new window and door surrounds of the hereby approved dwellings (plots 1-8) shall be of natural stone. No works to install window and door surrounds shall take place until design details (at 1/20 scale) 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.

Typical details acceptable, to be read in conjunction with elevation plans submitted with 2025/90824 – Condition can be discharged.

12. No stone cleaning shall take place until full details of the specification of cleaning methods has first been submitted to and approved in writing by the Local Planning Authority. A 1sq.metre sample panel of cleaning shall be prepared on site and approved in writing by the Local Planning Authority before stone cleaning commences. Thereafter any stone cleaning undertaken shall be in accordance with the agreed methods.

Advised to omit chemical, just use low pressure water, bristle brushes, or steam (DOFF). Condition can be discharged.

14. Notwithstanding the submitted information and plans, further details of boundary treatments to be provided within the site shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. These details should also include information on how the curtilage listed boundary wall to the east will be protected and retained/repared.

Drystone wall at frontage, sides and perimeter, metal fences at property entrances, timber fences only in between properties within the site – acceptable. Method statement submitted in Sept 2025 to record, take down carefully and rebuild course by course to match existing (due to dangerous condition). Sample of boundary wall rebuild for frontage submitted, where possible use tight/close joints to match previous wall. Condition can be discharged.

16. Notwithstanding submitted plans and details, the doors and windows within the existing doorways of the northern bay of the east elevation of the dairy (plots 6-8) shall be amended, with full details

(1:20 elevations and 1:5 sections) submitted for approval. Thereafter the works shall be carried out in accordance with the approved details.

Typical details submitted acceptable, when read in conjunction with elevations submitted with 2025/90824. Condition can be discharged.