



Mr Edward Cheseldine
Planning Department
Kirklees Council
Via email

19 August 2025

DC.Admin@kirklees.gov.uk

Dear Mr Cheseldine

RE: 2025/91939 (JCNAS 208890) | White Cross Farm, Ash Lane, Emley, Huddersfield, HD8 9QU (Grade II, C17-C19). Application for demolition of out building.

Thank you for consulting the Victorian Society on this application. Having considered the proposal carefully, we **object** to these plans in their current form.

Built in the C17th with extensive historic additions and alterations, White Cross Farm is a Grade II-listed building meaning that it is recognised for its national significance and special interest. The farm, a rare example of a C17th agricultural site, is a collection of buildings made up of a farmhouse and associated barns. The buildings use local stone and slate roofs which all contribute positively to the setting and character of these rural buildings.

This application seeks permission to demolish a later addition to the farmstead, c.C19th but possibly reusing earlier material, and for general repairs to the main barn, c.C17th. While the Society welcomes the general repairs and restoration work proposed to the main barn, we raise objection to the demolition of the extension as both harmful and unjustified.

The extension is a good example of historic adaptation of the farm, a theme highlighted by the Historic England Listing as evidence of this building's national significance. To remove this evidence would harm the barn's significance and special interest by erasing evidence of historic adaptation and reuse of space. The extension helps to tell the farm's C19th story and is important evidence of changing agricultural activities and practices in the period. The barn has been adapted to these needs, potentially reusing material from an earlier building. The Society believes that to remove this barn extension would cause '*less than substantial harm*' to the listed building.

**Campaigning for
Victorian & Edwardian
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The Victorian Society

1 Priory Gardens, London W4 1TT | 020 8994 1019 | Charity No. 1081435 | Company Limited by Guarantee No. 3940996
admin@victoriansociety.org.uk | www.victoriansociety.org.uk

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Secondly, we are concerned that there has not been adequate justification for the demolition of the barn extension. The National Planning Policy Framework explicitly states the need for '*clear and convincing justification*' and that any harm should be weighed against any public benefits of the proposal (2024, paras. 212-215). This assessment has not happened to an adequate level. As a Society, we feel that while the barn is clearly in a state of some disrepair, it is not yet beyond reasonable repair and reuse. We must object to the demolition of this barn extension as it is unjustified, and instead argue for repair and preservation of this important listed building.

The Society strongly urges your Authority to refuse this application. I would be grateful if you could inform the Victorian Society of your decision in due course.

Yours sincerely

Thomas Ollivier
Northern Conservation Adviser