



Historic England

Ms Nina Sayers
Kirklees Council

Direct Dial: 01904 601957

Our ref: L01597525
22 September 2025

Dear Ms Sayers

**Arrangements for Handling Heritage Applications Direction 2021
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**RED HOUSE MUSEUM, 281, OXFORD ROAD, GOMERSAL, BD19 4JP
Application Nos 2025/92166 & 2025/62/92166/E**

Thank you for your letters of 2 September 2025 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

Significance

The Red House was built from brick, around 1660 for the Taylor family next to an older building. The site also possesses a barn and coach house which have survived. These are evidence of the domestic scale of wool industry which was being carried out at the site and was part of the success of the Taylor family at the site. The relationship between the more polite and residential character of Red House and the more functional barn and coach house contributes to our understanding of these industrial processes whilst also understanding the relative wealth and status of the family of Red House.

Red House is also associated with radical feminist Mary Taylor to whom Charlotte Bronte was a close friend. Bronte went on to write 'Shirley' based on the Taylor family and had it set at Red House.

The ancillary buildings, the barn and cart house, have a more functional character reflective in their role of the domestic-scale industry which contributes to the significance of Red House.



37 TANNER ROW YORK YO1 6WP

Telephone 01904 601948
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Impact

Red House

The impact upon the significance of Red House is considered to be low. The proposals seek to preserve those elements which contribute most to the physical fabric of Red House.

There is minimal insertion of new partitions or removal of fabric with the exception of the first floor gallery. The archways of the gallery are proposed to be preserved which is supported however the wall from bedroom 3 is proposed to be moved to create the bathroom. This would cause some harm to the significance of the building through the loss of some plan form and legibility of the corridor should the building ever be reinstated as a single building.

Barn

The proposal to keep the barn as a single unit is positive. There is some harm caused by the subdivision of the space within the barn which retains a somewhat functional character.

The proposals for wall treatments should be assessed by the local planning authority to determine their suitability. We understand that the wall treatments are splayed to reflect the reveals of the present window openings which is supported however there are some concerns that this might lead to thermal bridging and then unintended consequences relating to condensation.

The extension to the rear does not raise many concerns as it is a contemporary design and in an area of relative lower significance.

The use of aluminium framed windows does not raise concerns in principle. There are some minor concerns about replacement the pair of windows with glazing bars above the cart entrance as they are traditionally detailed and their loss would cause some harm to the significance of the barn.

Cart House

The proposals to the cart house do not raise concerns.

Parking/Access



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The proposed access and parking would cause some harm due to being within the pleasant gardens of Red House which contributes to significance via the setting. However, this harm is partially reduced by using the geogrids to try and preserve that verdant setting of Red House.

Policy

Paragraph 212 of the NPPF states that, irrespective of the level of harm caused to the significance of a designated heritage asset, great weight should be awarded to its conservation.

As per paragraph 213 of the NPPF where any amount of harm would be caused to the significance of a designated heritage asset this requires clear and convincing justification for the harm caused

Paragraph 215 states that where a proposal would cause less than substantial harm this harm should be weighed against the perceived public benefits of the scheme and were possible securing its optimum viable use.

Position

Overall, Historic England is broadly supportive of the principle of the proposals at Red House and its ancillary structures.

We consider that combining the Cart House and Barn into a single unit has reduced the overall intensity of the development of the site which in turn alleviates pressure on parking etc.

The subdivision in all buildings would cause a small amount of harm however this should be weighed against the benefits perceived to arise from the scheme.

There are some other technical concerns relating to the wall treatments, for example, however we are content to leave the finer details of this to the local authority.

Overall, Historic England have no objections to the proposals.

Recommendation



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Historic England has no objection to the applications on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 212, 213 and 215 of the NPPF.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Yours sincerely

Alexander Harrison

Inspector of Historic Buildings and Areas

E-mail: Alexander.Harrison@historicengland.org.uk

cc: