Consultation Response from KC, Conservation & Design
2025/92388 Red House Museum, 281, Oxford Road, Gomersal, BD19 4JP
Listed Building Consent for change of use and alterations to convert existing museum, cart shed and barns to residential housing (Class C3), erection of extension to barn, landscaping and car parking (within a Conservation Area)
Date Responded: 15/10/25 Responding Officer: SC Responding Ref:

Red House is Grade II* Listed Building in the Conservation Area. The reason for the high grade listing is for several reasons; architecture (dating from 1660 with later alterations); function/industrial interest of the house, barn and coach house together reflects the function and development of this hub for the emerging and developing woollen cloth industry through the C17, C18 and C19; historic interest; literary interest.

The Red House is reputed to date from 1660, when William Taylor built a new red brick house next to an existing 'old' house. The Taylor family were present in Gomersal for more than a century before, originally small farmers and clothiers, later successful cloth finishers and merchants. Inventories of 1689 and 1713 show both old and new houses still standing, with workshops and items associated with cloth manufacture. The old house is thought to have been demolished in the mid C18, and the existing barn to the west of the house also dates to this period. Improvements to the Red House of this period included the rebuilding of the main front, raising the ceiling height of the Parlour and opening up the housebody to install a new staircase with gallery and arches. The family continued to prosper through the C18 and early C19, being pioneers in the mechanisation of woollen processing and the use of steam.

The history set out above demonstrates there is considerable significance attached to the range of buildings at the site i.e. house, barn, coach house (including potential for archaeology of the old house within the gardens) and the setting, including the boundary wall, drive, gardens, protected trees and relationship between the existing buildings.

The site has been vacant for a few years awaiting the development of an acceptable scheme to achieve a new appropriate use and there has been some vandalism and theft. It is therefore important to ensure temporary protection while vacant and secure an appropriate new use as soon as possible to avoid any further damage.

However, it is important to negotiate for an appropriate scale and use to ensure that the special significance is not lost for the long term.

Residential was the original use and is appropriate for Red House, and there is potential for the barn and coach house but provided that the intensity, scale and amount of subdivision is appropriate to the high level of significance. The whole site is also constrained by large Tree Preservation Orders which contribute to the setting. Tree root systems will need to be protected from parking.

The number of units needs to be appropriate to preserve the character of the listed buildings while also being viable.

Red House is proposed to be converted to 2 dwellings which could be acceptable if proposed alterations are minimalist and reversible. External alterations are limited to the creation of a new door entrance within the glazed 20th Century structure to the west. Subdivision of the garden by an estate fence with appropriate soft landscaping is preferred to the use of more solid fences. A Management Agreement for managing the whole site and setting would be recommended as a way forward.

It is noted that no new external openings are proposed for Red House. The applicant has indicated that ventilation for bathrooms will utilise sliding sash windows, and potentially 'ventaxia' multi room extraction can be used to extract all humid air from the bathrooms to one single point at the rear of the building, possibly within the roofscape, away from the primary elevation. It is noted that secondary glazing is proposed for windows.

The following amendments are requested
Red House

1. Ground floor corridor/lobby to be replaced with doors within original openings at 4 and 11 to

respect original plan form.

2. Consideration could be given to a slight reduction to the size of the first floor family bathroom, although I note that the existing small fireplace and chimney breast will be retained.
3. Clarification on boundary treatment between parking spaces and each dwelling.
4. Specialist research should be undertaken into the original methods and mix of lime mortar pointing and tuck pointing from within joints using a specialist lime contractor/supplier and repair methods indicated for current scheme and future management of the properties.

Barn

1. Research Energy Efficiency and Retrofit in Historic Buildings | Historic England and clarify how methods will be appropriate in the long term for both barn and Coach House. Dry lining is indicated on the drawings, but no supporting information has been provided regarding the method, materials, or impact on historic fabric. Inappropriate materials and works could have unintended consequences on the fabric, and in turn the health of occupants.
2. Consideration should be given to using the first floor for living spaces and ground floor for bedrooms and bathrooms, this would allow retention of open spaces including the roof structure.
3. Indicate with sections if any rooms will be open to the timber roof structure.
4. Omit new window to first floor bedroom on front elevation.
5. Revise details for pair of windows above cart entrance, and 2 circular windows to be timber windows to match existing or original designs from archive evidence.
6. Reduce number of roof lights. Omit 2 lower roof lights (1 over stairs, 1 in study), omit 1 in bathroom..

Coach House

1. Roof slates – check weight differentials, and revise to natural stone slates on all sides.
2. Condition – recommend this shall be ancillary to dwelling.
3. Storage space needs to be provided within barn and coach house for outdoor garden equipment, bikes, bins/recycling, please could adequate space be indicated on plans within the existing buildings.

Boundary wall

1. Check Highways requirements and clarify wall height and location. Retention of garden wall with coping and gate and arch is encouraged.

Recommended conditions

1. Archaeological recording for buildings and site.
2. Rainwatergoods should be timber or sectional metal in traditional style.
3. Details and methods of extraction for ventilation and flues to be indicated and should be minimised to try to vent through the roof, or use the rears, and minimise any new openings/grilles.
4. Pointing to be an appropriate lime mortar, methods, materials and sample panel to be submitted and agreed.
5. Details of new windows and doors to be submitted, all to be recessed by 150mm minimum.
6. Garage door to be timber vertically boarded, painted dark brown or black, submit details.
7. Management Agreement for managing the whole site and setting to be submitted.

If acceptable amendments above can be agreed then it is considered that the less than substantial harm could be outweighed by the public benefit of securing appropriate uses.

Paragraph 215 of the NPPF 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.