

Our Ref: JBW/1785

Date: 16th January 2026

Kirklees Council
Planning Department
PO Box B93
Civic Centre III
Huddersfield
HD1 2JR

**PROPOSED GARDEN ROOM AT THE BARN, BUTTERWORTH HILL,
OUTLANE, HUDDERSFIELD, HD3 3YZ**

HERITAGE STATEMENT



CONTEXT

The proposal is to erect a small timber garden room approximately 17m to the east of the host dwelling (The Barn) and within the established residential amenity. The proposed garden room is also within 20m of Butterworth Hill Farm. Permitted Development Rights were removed on the Planning Approval for the conversion of “The Barn”.

Both “The Barn” and “Butterworth Hill Farm” are Listed.

The garden room is a small semi-permanent lightweight building set within residential amenity space on an existing grassed lawn. The garden room will be screened from Butterworth Hill Farm by an existing drystone wall and substantial tree planting. The impressive approach elevation to the Farm will not be affected. The garden room will not be seen in the same context as the host dwelling.

The garden room will not affect the character of the listed buildings of the building grouping.

SCALE

The garden room will be a maximum of 2.4m high with a floor area of 12m².

LAYOUT

The proposed layout can be seen on drawing **1785-01**

LANDSCAPING

None for this application

APPEARANCE

The garden room will be small and low level. It is far enough away from adjacent properties to not overbear or cause space about dwelling issues.

LISTED DESCRIPTION**BARN AT BUTTERWORTH HILL FARM, HORSE POND LAND**

The building may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

HORSE POND LAND 1. 5113 (West Side) Outlane Barn at Butterworth Hill Farm SE 0817 25/668 II 2. Early C19. Hammer dressed stone. Pitched stone slate roof. Coped gable. 2 storeys. 2 segment-headed barn doors, each with semi-circular lunette above. 3 doors.

Listing NGR: SE0811717265

BUTTERWORTH HILL FARM, HORSE POND LAND

Statutory Address 1:

BUTTERWORTH HILL FARMHOUSE, HORSE POND LAND

National Grid Reference:

SE 08131 17292

Details

HORSE POND LAND 1. 5113 (East Side) Outlane Butterworth Hill Farmhouse SE 0817 25/667 II 2. C18 (datestone inscribed 1719 alleged to have been over fireplace). Hammer dressed stone. Pitched stone slate roof. Coped gables. 2 storeys. Three 4-light stone mullioned windows on 1st floor. One 5-light and one 3-light stone mullioned windows on ground floor. One storey extension to west with one 3-light stone mullioned window (one light blocked) and one 2-light stone mullioned window (mullion removed).

Grade: II

List Entry Number:

1134198

Listing NGR: SE0813117292

The barn is a traditional structure with natural stone walls and roof covering. The barn was converted into two houses in 2016.

The barn is attached to a cottage which judging by the construction overlap was built later than the barn itself. The barn was presumably used in association with Butterworth Hill Farm to the north east.

The barn features two arched cart openings and personnel doors. Windows feature to the east elevation to provide light to the ground floor.

JUSTIFICATION FOR THE WORKS

The works are required to add much needed storage and living space to the relatively small host dwelling.