



Historic England

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Direct Dial: 01904 601957

Our ref: P01607497

22 May 2026

Dear Mr Grayson

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**NEW MILLS, BROUGHAM ROAD, MARSDEN, HUDDERSFIELD, HD7 6AZ
Application No. 2026/62/90232/W**

Thank you for your letter of 21 April 2026 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance

New Mills Marsden was a wool mill constructed around 1897 for the firm J E Crowther and Sons and has remained in the family since. In the 1930s it was reported that the mill had 260 looms and 32 carding machines and closed in the early 21st century.

The mill is made up of two multi-storey mill ranges with associated towers, and the former boiler house. The oldest range is the single-storey building which runs alongside Brougham Road.

The largest mill building possesses an impressive office elevation facing onto Brougham Road which illustrates the success of New Mill and this higher status elevation.

The site is within Marsden Conservation Area which was a small village in the 16th and 17th centuries with marginal agricultural practices and domestic scale textile industries. As a result of the Industrial Revolution, Marsden expanded rapidly and the construction of mills, canals and the railways led to a stark change from a distinctly rural character to a strong, industrial one.



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This is reflected by the number of mills in this valley and New Mills right in the heart of Marsden. The housing surrounding the mill reflects the success of the mill and the number of mill workers who consequently required housing. Therefore New Mill is illustrative of the culmination of Marsden's industrial power in the 18th and 19th centuries but its closure in the 20th century further illustrates the decline of mills.

The mill possesses a visual and physical dominance compared to the more residential scale of Marsden and is illustrative of the rise and decline of industrial Marsden. The East and West Mills with their associated towers are particularly prominent within the conservation area and possess a landmark character. Consequently, New Mills is considered to be a strong contributor to the significance of the Marsden Conservation Area.

Impact

The proposals include a large amount of demolition of the mill site with an element of new build and parking.

The proposals to remove the majority of the northlight and weaving sheds would cause a small amount of harm to the significance of the conservation area through diminished illustrative values and a small loss in the understanding of the mill complex.

The proposals to demolish approximately a third of the West Mill would cause a medium amount of less than substantial harm to the significance of the conservation area. This is because the mass and landmark character of the West Mill would be impinged, including the loss of the more politely detailed office block facing onto Brougham Road.

The inclusion of a small-scale facade retention of the office block on Brougham Road would at least preserve the building line and some of the finer detailing of the offices which would minimally reduce the above harm.

The proposed work to regularise the new gable end of the West Mill is contemporary in appearance and is considered to have a neutral impact upon the significance of the conservation area.

The repairs and water tightness works to both the West and East Mills, and their towers, are considered to sustain the significance of the conservation area by ensuring the future of these important landmark buildings.

The new build element seeks to utilise contemporary materials but would mirror the form of the double pitched mill buildings. This has the potential to cause a very small amount of harm to the significance of the conservation area through the use of the stark, black cladding.



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The proposals to open up the River Coln would have some impact of our understanding of the mill complex's functions, particularly the manipulation of water for power generation. However, the opening up of the river and the creation of pocket parks and public green spaces is considered to enhance the overall character and appearance of the conservation area.

Position

Historic England is supportive of the proposals to reinvigorate New Mills which has sat vacant in the heart of the Marsden Conservation Area for some time.

The proposals, whilst causing some harm through the loss of the northlight/weaving sheds and a large portion of the West Mill, seek to repair and reuse the key buildings which contribute to the significance of the conservation area.

Historic England is very pleased to see this new scheme come forward and how it has evolved since our initial involvement. The proposals look to celebrate the industrial heritage of Marsden whilst providing a new use which is hoped to provide a secure future for New Mills. Consequently, the scheme is hoped to secure both heritage and public benefits through a mixed commercial, residential and light industrial offering whilst retaining what makes the site special.

To ensure that the wealth of heritage and public benefits are secured, the Local Planning Authority should consider the wording of NPPF paragraph 217. Presently, the full delivery of the landmark East and West Mills is reserved for later phases. With the substantial demolition of part of West Mill and all of the weaving sheds, the LPA should be confident that the full delivery of the East and West Mills will be secured under the current phasing programme.

Overall, Historic England endorses the proposals to redevelop New Mills through the retention and conversion of the buildings which contribute most to the Marsden Conservation Area. Whilst there would be a small amount of harm caused to the significance of the conservation area, it is considered that the development would present a wealth of heritage and public benefits which should be considered by the LPA.

Recommendation

Historic England supports the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraph 212, 213,



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215 and 217 of the NPPF.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Alexander Harrison

Inspector of Historic Buildings and Areas

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