LISTED BUILDING APPLICATION

FOR THE REFURBISHMENT EXTENSION AND CONVERSION OF EXISTING AGRICULTURAL BARN TO FORM ANCILLARY ACCOMMODATION TO EXISTING DWELLING

TO A GRADE 2 LISTED BARN AND FARMHOUSE

NETHERWOOD FARM
MARSDEN
HUDDERSFIELD
HD7 6AT

ON BEHALF OF
MR & MRS L ROBERTS

HERITAGE STATEMENT
DATED: RESUBMISSION FEBRUARY 2026

SUBMITTED BY NORTHERN DESIGN (OLDHAM)
17 STATION LANE
GROTTON OLDHAM
OL4 5QY
EMAIL: alan.davies@northerndesignpartnership.co.uk

1.0 – THE SITE

1.01- The site is an Grade 2 listed agricultural barn attached to the existing Farmhouse at Netherwood Farm.

1.02 – This application relates to the Conversion of the barn to form ancillary accommodation to provide living space for relatives. The relatives need to be on site to assist an ageing relative.

The farm has been in the family for many years and will remain as part of the family home.

1.03 – The site is served by an unmade track Netherwood Lane off Marsden Lane.

1.04 - SE OI SE NETHERWOOD LANE (OFF) Marsden 5/333 Netherwood Farmhouse - and Barn. - II

1785 (datestone). Farmhouse and barn in one range. Coursed rubble, pitched stone slate roof. Gable stack. 2 storeys. East elevation has: Ground floor; One 6-light stone mullioned window (recessed) with King mullion; One 3-light stone mullioned window (recessed). First floor; Two 3-light stone mullioned windows (recessed); One 4-light stone mullioned window (recessed). South West gable has: Datestone over door- way which reads: B H M H 1 7 8 5 Barn: East elevation has: Large central doorway with large lintel, stone surround and tie-stones. Small doorway with large lintel and quoinstones. Large rough plinthstones.

Listing NGR: SE0509513095

2.0 – PROPOSAL

2.01 – The proposal is for the refurbishment, extension and conversion of the existing agricultural barn. The Barn has been used for storage and workshops for many years but has been repaired and is in a sound structural condition.

2.02 – The Barn is attached to the existing Farmhouse and the link will remain on completion of the works and therefore the conversion will be based on the structure of the Barn.

2.03 – The proposals aim to re-use as much as possible of the existing structure of the barn and its existing openings. Re-building and new openings have been kept to a minimum with new openings designed to be in keeping with the barn and its surroundings.

2.04 – The proposals are to keep the integrity of the Barn and reintroduce any historical references to the past workings of the Barn.

2.05 – The proposal is to keep the configuration of the roof and reinstate any trusses. The roof materials will be natural grey slates to match existing.

2.06 – Existing windows and door openings are utilized and the new openings are designed to suit the character of the barn.

2.07 – The existing Farmhouse will be up dated and some new walls but the structure will remain intact with no structural alterations.

2.08 – The existing barns will have more extensive work carried out but only based around the existing structure.

The conversion will require a new floor to be inserted and new staircase to serve this floor. There is no existing staircase apart from a small ladder type serving the hay loft to the smaller barn.

2.09 – The smaller barn will be extended to form a roof space to accommodate a Bedroom. This is a small addition and still keeps the ridge lines lower.

2.10 – The separating wall at Ground floor is to be removed to open up the Ground Floor and allow the new staircase to be fitted.

The existing split levels will remain between the two Barns.

3.0 – ACCESS

3.1 – The access track Netherwood Lane is to be improved as will any junctions with other tracks. The dry stone walls that form the boundary to the track will be rebuilt to ensure safe passage along the track.

3.2 – 4No Parking spaces to the rear are existing and have been inuse for a while..

3.3 – The proposals include for level access to the dwellings.

3.4 – The existing footpath and PROW will remain across the front the of the existing Building.

4.0 – POLICY

The requirement to provide this assessment and advice on the amount of detail necessary is contained in the National Planning Policy Framework (NPPF) paragraph 128; this states the following: -

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a

minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

5.0 – CONCLUSION

The proposals are in keeping with typical conversions of this nature carried out within the area.

The detail design has taken into account the existing host building and retained its character while bringing the building back to a sustainable use.

The works are not detrimental to the Listed Building and provide a sustainable future for this building. It also provides the family with accommodation that will assist in the everyday life of a relative and into the future.

.