West Yorkshire
Archaeology Advisory Service

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**2026/90533 and 202690534/ - Netherwood Farm, Netherwood Lane, Marsden, Huddersfield, HD7 6AT**
**Raising of roof height and alterations to convert existing agricultural barn to create dwelling forming annex accommodation associated with Netherwood Farm, Netherwood Lane, Marsden, Huddersfield, HD7 6AT and erection of single storey extension (Listed Building)**

**Listed Building Consent for raising of roof height and alterations to convert existing agricultural barn to create dwelling forming annex accommodation associated with Netherwood Farm, Netherwood Lane, Marsden, Huddersfield, HD7 6AT and erection of single storey extension**
**WYAAS Ref: CWY666**

Hello,

I have reviewed the application and the built heritage statement on the proposed refurbishment and conversion of the agricultural barn at Netherwood Farm.

We have reviewed the submitted application details, including the Heritage Statement (Northern Design, Feb 2026).

The site comprises a Grade II (1221380) listed farmhouse and attached barn, dated 1785. 18th-century agricultural buildings like this derive their significance of their historic and architectural value from their surviving internal agricultural fabric, roof structures, and their open internal areas, which illustrate their original historic function.

The submitted Heritage Statement doesn't confirm the barn's current interior condition and surviving historic features. However, it does outline proposals that will result in change to the to the historic character and fabric of the listed building. Specifically the insertion of a new floor and staircase, The removal of the ground-floor separating wall to open up the space and the extension of the smaller barn to form a new roof space.

**Recommended Course of Action**
Because the proposed conversion will result in the fundamental alteration of the barn's historic spatial character and the direct loss of historic fabric, a permanent archival record must be made prior to any works taking place.

If the Local Planning Authority is minded to grant Listed Building Consent / Planning Permission, WYAAS advises that it must be subject to a condition requiring a programme of historic building recording (to Historic England Level 2/3 standards).

This would form a comprehensive archaeological and architectural record would be recommended and can be secured by a suitably worded condition. This should allow any original elements of the building to be recorded.

**Recommended Planning Condition**
The WYAAS recommends that should planning consent be granted for the development. This work can be secured by the attachment of a suitable condition to any grant of planning permission awarded. In accordance with the Department of the Environment's Circular 11/95, we recommend that the condition be worded as follows:

The following condition is suggested by Historic England in their Historic Environment Good Practice Advice, Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015 paragraph 37:

"No demolition/development shall take place/commence until a written scheme of archaeological investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI"

**Detail of Archaeological Investigation**
Details of the necessary archaeological work, in the form of a specification, will be provided to the developer on written request, by the WY Archaeology Advisory Service in our capacity as the Kirklees Planning Department's advisors on archaeological matters. The WY Archaeology Advisory Service will also be responsible for monitoring the work of the archaeological contractor commissioned by the developer to undertake this work, on behalf of the Planning Authority.

In order to aid the developer to meet the requirements of the above condition I would suggest that it might be helpful to add the following as a note to the planning permission:

"For further information please contact: David Williams, West Yorkshire Archaeology Advisory Service: 0113 535 3257"

We would strongly suggest that the developer be advised that a reasonable period of time for the execution of the necessary archaeological work must be allowed for within the overall site timetable. Any commencement of work on site prior to the approval and implementation of an archaeological specification, and/or any failure to schedule work properly that results in inadequate archaeological recording, should be deemed by the Planning Department to be a breach of the planning condition.

Kind Regards
David Williams
WYAAS Team Manager