



15/06/2026

2026/90950 - Red House Museum, Oxford Road, Gomersal, Cleckheaton, BD19 4PY
Discharge of details reserved by conditions 5 (metal estate fencing), 6 (entrance gates), 7 (boundary wall and gate to the north), 8 (openings above arched door and circular windows on barn), 10 (ventilation and extraction), 11 (roof tiles), 12 (programme archaeological and architectural recording), 13 (windows and doors repair works), 14 (soft landscaping plan), 16 (EV Charging Point), 19 (hard landscaping), 22 (CEMP), 23 (external artificial lighting plan) and 24 (Biodiversity Enhancement Management Plan) on previous permission 2025/92166 and Listed Building Consent 2025/92388 for change of use and alterations to museum, cart shed and barns to form 3 dwellings (Class C3) with associated landscaping and car parking (Listed Building within a Conservation Area)
WYAAS Ref: CWY659

Hello Joanna

Thank you for the email of the 11th June 2026 consulting WYAAS on the above application. We have reviewed the information associated with the above application.

We can confirm that a Written Scheme of Investigation (WSI) for an Archaeological Watching Brief (Onsite Archaeology April 2026 and updated version to the one submitted) has been submitted and formally approved by WYAAS. The below-ground intrusive works may proceed, provided they are carried out in strict accordance with this approved WSI.

However, as this development involves significant alterations and conversion of Grade II* listed structures (the museum, cart shed, and barns), a formal Historic Building Record is also required prior to any demolition, stripping out, or conversion works taking place. To date, WYAAS has not received a WSI for this architectural recording element.

We have reviewed the document titled 'Heritage Assessment to Assess the Significance of the former Red House Museum' (TheUrbanGlow Design & Heritage Ltd, 2026).



WYAAS advises the Local Planning Authority that this document is not sufficient to discharge the architectural recording condition.

While the document provides a useful historical background and assessment of significance (typically required prior to determination to assess development impact), it does not constitute a formal Historic Building Record for the following reasons:

The condition requires the recording to be undertaken in accordance with an approved Written Scheme of Investigation (WSI). No WSI for building recording has been submitted to or approved by WYAAS. A WSI is a mandatory first step to agree on the methodology, scope, and level of recording required (e.g., Historic England Level 3).

The submitted Heritage Assessment was not produced as a permanent archival record. It lacks the rigorous technical components required by Historic England guidelines, such as comprehensive, archival-standard photography of all affected internal spaces, fully phased and scaled architectural drawings, and a structured structural narrative.

The document contains no provision for the deposition of the final report and physical/digital archive with a suitable depository, which is requirement of the NPPF.

The planning condition cannot be fully discharged in its entirety until all the required physical fieldwork (both the watching brief and the building recording) has been undertaken, and the final archaeological and architectural reports have been submitted to, and approved by, the Local Planning Authority. Please let me know if you require any further clarification to pass on to the applicant.

Kind regards,

Sincerely,
David Williams
WYAAS Team Manager