Newsome Mills, Newsome, West Yorkshire – Heritage Statement

Connect Housing Association

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Figure 1: Site Location

Executive Summary

Cura Terrae was commissioned by Connect Housing Association in January 2026 to prepare a Heritage Statement (HS) to inform a planning application the proposed redevelopment of land at Newsome Mills, Newsome, West Yorkshire. The Site is centred on National Grid Co-ordinate 414335, 414904.

The Site comprises the former Newsome Mills complex which was largely demolished in the early twenty-first century. The remaining buildings are designated as a Grade II Listed Building (National Heritage List for England: 1232037). The buildings have been damaged, most notably by a fire in 2016. The proposed development includes a new apartment building, housing and landscaping.

The proposed scheme will result in the renovation of the clock tower, entrance gateway, and timekeeper's lodge. The remaining elements comprising the mill building, weaving sheds, and manager's office will be retained at a lower level. The new build apartment block has considered the historic form of the mill building and takes its design detailing from the Listed Building.

It is considered that the proposed scheme will result in less than substantial harm to the heritage significance of the Listed Building. The aspects which are likely to result in a level of harm are the dismantling of the mill building, weaving sheds and manager's office. The proposed scheme has sought to minimise these impacts through the design of the apartment block, the retention of the dismantled elements at a lower level, and the landscaping scheme which will include the reuse of reclaimed fabric.

Further mitigation is offered through the design of the new build element which seeks to re-establish the scale and character of the original mill building whilst representing a clear new phase in the lifespan of the complex. It is considered that the proposed development will offer a viable, secure long-term future to the Listed Building.

It is considered that in determining the planning application the harm to the Listed Building should be weighed against the public benefits of the proposal, including securing the optimum viable use of the building, in line with Paragraph 215 of the NPPF and Policy LP35 of the Kirklees Local Plan.

1. Introduction

1.1 Project Background

1.1.1 Cura Terrae was commissioned by Connect Housing Association in January 2026 to provide heritage advice to the design and prepare a Heritage Statement (HS) to inform a planning application and Listed Building Consent for the proposed redevelopment of land at Newsome Mills, Newsome, West Yorkshire (hereafter 'the Site'). The Site is centred on National Grid Co-ordinate (NGR) 414335, 414904 (Figure 1).

1.1.2 The Site comprises the former Newsome Mills complex which was largely demolished in the early twenty-first century. The remaining buildings are designated as a Grade II Listed Building (National Heritage List for England (NHLE): 1232037). The buildings have been damaged, most notably by a fire in 2016, with a significant loss of the original complex. The proposed development includes a new apartment building, housing and landscaping.

1.2 Aims and Objectives

1.2.1 The purpose of this heritage statement is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic interest of the Listed Building in order to formulate an assessment of its significance, considering its historic, architectural and artistic interests, and to assess the impact on that significance as a result of the proposals.

1.3 Regulatory and Policy Context

1.3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on owners of listed buildings to obtain consent for any works to the physical fabric of the structure. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66).

1.3.2 Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. This requires an assessment of harm to heritage assets to be undertaken as part of an application. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Distinction is drawn between substantial and less than substantial harm. Any harm needs to be weighed in the planning balance against the public benefits of the proposals. The extent of the benefits should be proportional to the significance of the asset and the harm caused.

1.3.3 National policy is reflected in local planning policy presented in the Kirklees Local Plan, specifically Policy LP35: Historic environment.

1.3.4 Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England's Historic Environment Good Practice Advice in Planning Notes 2 Managing Significance in Decision-Taking in the Historic Environment (2015);
- Historic England's Advice Notes:
  - Advice Note 10: Listed Buildings and Curtilage (2018);
  - Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage (2019);
  - Historic England's Advice Note 16: Listed Building Consent (2021);
- Historic England's Listing Selection Guide: Industrial Buildings (2017);
- The Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (revised 2021); and
- The Chartered Institute for Archaeologists' Code of Conduct (revised 2025).

2.2 Scope of Assessment

Data Sources

2.2.1 The following sources were consulted to inform the Heritage Statement, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE);
- The West Yorkshire Historic Environment Record (WYHER), comprising a database of all recorded archaeological sites, findspots and archaeological events within the county;
- Kirklees Image Archive;
- Historic manuscripts and maps available online;
- Aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online, Historic England's Aerial Photo Explorer and National Collection of Aerial Photography (NCAP); and
- Site visits undertaken in January 2023 and March 2026.

2.2.2 All of the spatial data held by the WYHER for the study area was requested, assessed and analysed as part of this assessment. Whilst all data obtained from the WYHER was reviewed as part of this assessment, the data records are not illustrated on the accompanying figures.

2.2.3 The site visits included a visual inspection of both the interior and exterior of the building to establish the extent of survival of historic features. It should be noted that some areas of the interiors of the buildings were inaccessible due to extensive collapse and structural instability. These areas were viewed as far as possible through existing openings.

2.2.4 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

Assumptions and Limitations

2.2.5 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined.

2.2.6 All Ordnance Survey (OS) mapping obtained as part of the assessment is provided in Appendix 2.

2.2.7 Aerial photography was utilised to fully understand the historic development; no aerial photographs which illustrate the Site clearly were available via the sources listed above.

Assessment of Significance

2.2.8 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 207).

2.2.9 Significance is often established by statutory designations such as Listed Buildings, scheduled monuments and conservation areas. More particular advice as to what makes up significance is provided by the NPPF which defines significance in terms of an asset's value to this and future generations because of their heritage interest. This derives not only from their physical presence, but also from their setting.

2.2.10 This interest may be archaeological, architectural, artistic or historic (NPPF, Annex 2). The Planning Practice Guidance which accompanies the NPPF provides further detail on how this significance is interpreted:

- **Archaeological interest**: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest**: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest**: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only

provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity (Paragraph: 006 Reference ID: 18a-006-20190723).

2.2.11 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.

2.2.12 As the building is a Grade II Listed Building, it is acknowledged to be of special historic and architectural interest as a national level.

3. Historic Environment Baseline

3.1 Introduction

3.1.1 This section sets out information used to inform our understanding of the historic development of Newsome Mills. The information has been summarised to ensure it is appropriate and proportionate to understanding the significance and assessment of impact of the scheme in accordance with the NPPF.

3.2 The Site

3.2.1 The Site is located within the village of Newsome, approximately 1.6 km south of Huddersfield in the Metropolitan Borough of Kirklees. The Site is bound to the south east by Ruth Street, to the north east by Hart Street, and to the north and west by woodland with the settlement of Newsome beyond.

3.2.2 The Site contains the former Newsome Mills complex which was partially demolished in the early twenty-first century. The remaining buildings are designated as a Grade II Listed Building (National Heritage List for England (NHLE): 1232037). The buildings have been damaged, most notably by a fire in 2016. The extant elements of the mill building comprise the remains of the former four-storey Newsome Mill, single-storey weaving sheds, clock tower, entrance gateway, single-storey timekeeper's lodge, and two-storey manager's office (Plate 1).



Plate 1: Newsome Mills from Ruth Street (March 2026)

3.3 Historic Background

3.3.1 The first mill at Newsome was founded by John Taylor in 1827. The mill is depicted on the 1850 tithe map of Almondbury where it is shown as orientated facing onto Ruth Street with a range running to the rear, perpendicular to the street frontage. The tithe apportionment lists John Taylor as the occupier with the land under the ownership of Sir John William Ramsden. The tithe apportionment also lists John Taylor as the occupier of the land to the north and east of the mill building and the mill pond to the south. The 1854 OS map broadly shows the same arrangement of buildings, and the complex is identified as a woollen mill.

3.3.2 The first woollen mill burnt down in 1872, and in 1873 Ephraim Beaumont Taylor went into partnership with Josua Littlewood to form the firm Taylor and Littlewood. The mill complex had been rebuilt by 1891 when it is depicted on the 2nd edition 6-inch OS map as occupying the entire block. The mill complex is shown in more detail on the 1st edition 25-inch OS map of 1893 by which point the mill comprised an integrated mill, weaving sheds, clock tower, as well as ancillary and administrative buildings. The mill is named as Newsome Mills (Woollen) on the 1893 OS map. OS mapping from the twentieth century shows very limited changes to the mill complex with a building being constructed at the north end of the Site by 1906.

3.3.3 The 1914 Who's Who in Business states that the company premises of Taylor and Lockwood comprised four mills and weaving sheds, equipped with all modern appliances and a staff of 600. The specialities of the company are listed as fancy worsted suiting and trouserings, overcoatings and plain suitings. The mill continued operating as a worsted mill until its closure in 1983.

3.3.4 Following the closure of the mill, the buildings were let out to individual businesses until 2006. Subsequent demolition removed the majority of the weaving sheds and ancillary buildings. The remaining buildings comprised the four-storey mill building and single-storey weaving sheds facing onto Ruth Street, the clock tower, entrance gateway, timekeeper's lodge, and manager's office. All these remaining elements were designated as a Grade II Listed Building (NHLE: 1232037), originally in 1978, and amended in 2008.

3.3.5 In November 2016, the four-storey mill building was largely destroyed by fire. Subsequent demolition works have reduced the height of the mill building to a single storey and removed the historic link between the mill building and adjacent weaving sheds. The timekeeper's lodge and manager's office have also been fire damaged.

4. Statement of Significance

4.1 Newsome Mills

4.1.1 The Grade II Listed Newsome Mills (NHLE: 1232037) comprises six elements, including the formerly four-storey Newsome Mill, single-storey weaving sheds, clock tower, entrance gateway, single-storey timekeeper's lodge, and two-storey manager's office. The listing description includes all of these elements, and it is considered that it is the combined heritage interests of these elements which constitute the overall heritage significance of the Listed Building.

4.1.2 During the site visits it was not possible to fully inspect the interiors of the remaining standing buildings due to health and safety concerns.

Building description

4.1.3 The remains of the principal mill building comprises a single storey, is rectangular in plan, and faces on to Ruth Street with a 16-window long façade (Plate 2). The south west elevation originally comprised three bays with two windows to each bay (Plate 3). The building is constructed of well-coursed hammer dressed stone with a string course of ashlar blocks. The windows have stone lintels and cills and the building predominately survives to first floor cill height.

4.1.4 The rear, north west, elevation has been partially demolished to allow clearance of demolition rubble. The elevation comprises a series of six stone piers with RSJ beam lintels. This effectively creates a series of bays which have a cast iron column (Plate 4). These bays have been subsequently blocked with concrete blockwork. The north east elevation has been similarly treated. These gaps in the walls would have led to the weaving sheds to the rear and side of the principal mill building.

4.1.5 Internally, there is little remaining of the former mill (Plate 5). There are indications of below ground inspection pits (Plate 6) and remnants of floor joists, but the majority of the interior of the former mill building has been removed by the 2016 fire and subsequent clearance of demolition rubble.

4.1.6 To the north east of the mill building are the remnants of the weaving sheds which occupy the corner of Ruth Street and Hart Street (Plate 7). The sheds are constructed in hammer dressed stone with the remnants of a saw-tooth roof of three bays (Plate 8). The rear elevation is constructed of concrete blockwork. The principal south east elevation comprises five windows, one of which has been altered with a metal roller shutter door inserted. The windows in the north east elevation also show some signs of alteration, including the insertion of a doorway.

4.1.7 Attached to the north west corner of the mill building is the clock tower (Plate 9). The tower is constructed of hammer dressed stone rises to six storeys. The lower four storeys have paired

arched windows with plain voussoirs and keystones, with the exception of the south east elevation which would have connected to the main mill, revealed in the position of doorways rather than windows. The fifth storey, which would have been visible above the mill building, has two windows with moulded band and moulded voussoirs set in a sunk panel with a heavier moulded cornice. The sixth storey has angle pilasters supporting the entablature, with clocks on each face within moulded voussoirs and ornamental spandrels. The tower is topped by a metal water tank.

4.1.8 To the immediate south west of the clock tower is the entrance archway to the Newsome Mills complex (Plate 10). The archway features Tuscan pilasters with entasis, surmounted by an entablature and blocking course inscribed "Newsome Mills". Below this a frieze is inscribed "Established 1827" in relief. The gateway has cast iron gates with ornamental spear finials.

4.1.9 To the other side of the entrance archway is the timekeeper's lodge which is a single-storey building with remnants of a hipped roof (Plate 11). The lodge has an arched doorway and double arched window facing the mill, providing visibility over the entrance, and an arched doorway with single arched window facing the interior yard.

4.1.10 Inside the entrance archway is the manager's office (Plate 12). This building is two storeys, formerly with a hipped roof which is largely collapsed. The principal elevation has an arched doorway to the right and two ground floor windows. These windows are large and rectangular and appear to be later alterations in a differing style to the rest of the elevation. Between these is a panel which formerly held a war memorial. To the first floor is a single-arched window and a double-arched window.

4.1.11 Aerial photographs demonstrate that this building formed part of a larger range running perpendicular to the main mill building. This range has been subsequently demolished leaving an interior partition wall as the north west elevation. The interior of the manager's office has been largely lost due to the collapse of the roof and the majority of the first floor (Plate 13).



Plate 2: Oblique view of Ruth Street elevation of principal mill building (March 2026)



Plate 3: Oblique view of Naomi Road elevation of principal mill building (March 2026)



Plate 4: Detail of bays in rear elevation of principal mill building (January 2023)



Plate 5: View of interior of principal mill building (March 2026)



Plate 6: Detail of inspection pit within interior of principal mill building (January 2023)



Plate 7: Oblique view of Ruth Street elevation of weaver's sheds (March 2026)



Plate 8: View of Hart Street elevation of weaver's sheds (March 2026)



Plate 9: View of clock tower (March 2026)



Plate 10: View of entrance gateway to Newsome Mills (March 2026)



Plate 11: View of timekeeper's lodge (March 2026)



Plate 12: View of manager's office (March 2026)



Plate 13: View of interior of manager's office (March 2026)



Plate 14: View towards Newsome from Ashes Lane to south west with Newsome Mills clock tower prominent in the centre of the view (January 2023)

Significance

4.1.12 The listing description for Newsome Mills, which predates the 2016 fire, states that the building is designated at Grade II for the following principal reasons:

- The structures form the major part of a significant worsted textile complex of the second half of the nineteenth century, an industry which was an important specialism within the nationally important textile industry.
- The tower and archway are of architectural interest, being well executed and decoratively detailed, as well as being the centre around which the other buildings are grouped.
- They demonstrate in their form and construction their original function.
- They are largely unaltered both externally and internally.

4.1.13 Newsome Mills is considered to be of medium heritage significance, as reflected in its designation as a Grade II Listed Building, due to its historic, architectural and archaeological interests. The historic interest of the mill is principally derived from its form and function as a worsted textile mill dating to the late nineteenth century and occupying a site that has been used for that purpose since 1827.

4.1.14 The architectural interest of the building is derived from the ability to appreciate the historic function of the mill complex. While this has been eroded as a result of fire damage and subsequent demolition, enough fabric survives to enable this function to be understood. The mill

building itself is constructed of local sandstone which is characteristic of the wider local vernacular.

4.1.15 The scale and form of the mill building has been significantly compromised due to the loss of the upper storeys. Previously, the scale and mass of the building would have characterised and dominated the local streetscape and wider landscape. The loss of this dominance has resulted in the loss of this aspect of its architectural and historic interests of the building.

4.1.16 The architectural styling of the buildings also contributes to its interest and expresses the importance of the mill when it was constructed. The clock tower, timekeeper's lodge and manager's office all employ similar decorative arched motifs around the doorways and windows which reflects the late nineteenth century rebuilding of the mill complex following the 1872 fire. The similarity of architectural styles and positioning of the mill buildings around the entrance gateway create a cohesive group which allows an appreciation and understanding of the late nineteenth century working environment.

4.1.17 The mill complex has undergone a series of unsympathetic changes which detract from the overall heritage significance of the Listed Building. The mill buildings formed part of a larger complex which has been subsequently demolished and this has removed an aspect of the historic interest. This is particularly the case with the manager's office which formed part of a larger sandstone-built range. There have also been a series of unsympathetic alterations to the mill building and weaving sheds, including the use of concrete blockwork to the rear elevations.

4.1.18 The interior of the mill complex has been largely destroyed due to the fire of 2016, the subsequent removal of demolition debris, and further decay due to exposure to the elements. Although traces of the interior remain legible, it is considered that this aspect of the heritage significance of the mills has been largely lost.

4.1.19 The mill was, and remains, an important local landmark through the height and visibility of the clock tower (Plate 14). This impact on the townscape has been somewhat diminished through the demolition of the upper storeys of the mill building. However, the mill complex remains immediately identifiable within the streetscape of, and long-range views towards Newsome, and it is considered that this visibility is a significant aspect of its setting which allows an appreciation of the architectural and historic interests of the building.

5. Statement of Impact

5.1 Introduction

5.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints. Impacts can be adverse, resulting in the loss, or reduction, of significance, or beneficial, resulting from the enhancement of an asset whether through physical changes or improvements to setting which enable a better appreciation of an asset.

5.2 Scheme Proposal

5.2.1 The proposed development comprises a residential scheme located within the Site comprising the construction of a four-storey apartment block and 24 residential units arranged in three blocks. The proposals include the retention and refurbishment of the clock tower, timekeepers lodge, and entrance gateway. Due to its structural instability, the manager's office will be dismantled, and the area opened up to increase connectivity between the entranceway, wider development, and landscaped garden to the south west. It is proposed that the site of the manager's office is reflected within the landscaping design.

5.2.2 The remnants of the mill building and weavers sheds will be retained at a lower level along Ruth Street and their footprint preserved. The former internal footprint will be preserved as a formal courtyard with differential paving.

5.2.3 Within the wider development, design elements will be introduced to better reveal the history of the Site and strengthen its association with the Listed Building. These elements include the Croft Gardens which are inspired by the layout visible on historic OS maps, the creation of a heritage trail within the public open space in the western portion of the Site, and the utilisation of differential surface finishes to suggest the former location of structures within the former mill complex.

5.3 Design Development Review

5.3.1 The proposed development has taken a heritage-led approach to the design of the principal residential block. As the design process has developed, non-heritage constraints including structural integrity and economic viability have resulted in options being superseded. The proposed scheme has been determined by what would result in least harm to the Newsome Mills Listed Building.

5.3.2 The design process is outlined and discussed within Table 1 below.

Table 1: Considered design options for apartment block at Newsome Mills

Design option	Description	Assessment
Do nothing	Listed Building would be left untouched with residential development within the wider Site.	The building elements would not have a viable use within the development and would continue to deteriorate, posing a health and safety risk and resulting in total loss. The long-term survival of the mill complex would not be secured.
Remaining structures repaired	Listed Building would be made good with residential development within the wider Site.	The building elements would not have a viable use within the development and would continue to deteriorate. The long-term survival of the mill complex would not be secured.
Full reconstruction of mill building	Reconstruction of mill building and weaving sheds for residential use	A full rebuild of the mill building would be economically unviable and would not be architecturally or historically honest. A significant amount of alteration would be required to meet building regulations given the extent of new build.
Utilisation of remaining façade within new build	Construction of a new apartment block within the footprint of the mill building utilising the remnants of the structure	This option was found to not be viable structurally or economically. Tying in the new apartment block into the clock tower would risk destabilising this element.
Offset new build (current proposal)	Construction of a new apartment block offset from the historic footprint.	This option allows for the consolidation of the Listed Buildings and utilisation of the space, as well as integration of the clock tower, entrance gateway and timekeeper's lodge.

5.4 Assessment of proposal

5.4.1 The Site is considered to have the capacity to accommodate the 24 residential units within the northern portion of the Site. There scale, layout and appearance are in keeping with the residential character of the surrounding townscape and they will not distract or detract from an appreciation of the heritage significance of the Listed Building.

5.4.2 The proposals include a four-storey apartment block which will be offset from the footprint of the former mill building and weaving sheds. The design has been inspired by the original mill building. It takes specific design cues and architectural detailing to reflect the scale and appearance of the former building, whilst allowing the surviving elements to stand separate and be appreciated. The apartment block will appear as a modern reinterpretation of the nineteenth-century structure.

5.4.3 The new apartment block is positioned offset to the original footprint to minimise disruption to the remnants of the existing structures, whilst restoring the former coarse grain and density of development along Ruth Street. The remnants of the mill building and weaving sheds will be dismantled to cill level and retained. The internal footprints of the mill building will be marked out by differential paving which will ensure that the former scale and position of the mill complex will continue to be appreciable.

5.4.4 The new apartment block takes the original mill building as its influence. The building will be four storeys in height which echoes the former height of Newsome Mill. The introduction of the building will reintroduce a large structure to the local streetscape which will serve to recreate the visual dominance of the Newsome Mills complex. The offset from the clock tower and maintenance of four storeys will ensure that the clock tower will remain the key focus in views across the landscape.

5.4.5 The roof will comprise a tri-partite pitch which again takes its influence from the former mill building. The proposed Ruth Street elevation will replicate the length of the previous building with a new element at the eastern end emphasised with differential brickwork. The fenestration pattern to this elevation has been designed to evoke the original window pattern and will use brick detailing to echo the stone cills and headers of the former building. Vertical brick detailing will also be used to divide the elevation, and this also echoes the detailing of the previous Ruth Street frontage.

5.4.6 The rear elevation will replicate architectural elements from the previous mill building with the ground floor piers being reproduced using brick detailing. The entrance section will be picked out in contrast brickwork to emphasise that this portion of the mill building would have been concealed behind the clock tower. The fenestration pattern to this section will mirror the north-facing elevation openings to the clock tower, alongside which the apartment block will be viewed, and the former floor levels of the mill building will be defined by brick banding.

5.4.7 The clock tower will be retained and refurbished which will ensure the long-term survival of the structure. The stonework will be cleaned and repaired as required. The historic clockface will be restored and illuminated and the building made weatherproof through the installation of new windows and aluminium louvres. The early twentieth century water tank will be removed, and the former original profile of the roofline will be recreated in black aluminium detailing. The exposed brickwork of the former internal sections of the clock tower will be covered and protected with modern black aluminium cladding. This will form a high-quality modern intervention which will stand in clear contrast to the stonework of the nineteenth century clock tower, while protecting the brickwork. The former doorways will be preserved as glazed openings and the original floor levels will be indicated through projections in the cladding.

5.4.8 The entrance gateway and iron gates will be repaired and retained with a new black aluminium capping added to weatherproof the existing stonework. The timekeepers lodge will be retained and repaired. New aluminium doors and windows will be added and a new roof structure added to replace the largely missing original. The roof will utilise reclaimed roof tiles.

5.4.9 The manager's office will be dismantled to cill level and retained as a footprint. The footprint will become the focal point of the landscaping scheme within the proposed heritage square, with the footprint itself becoming an informal seating area framed by the gateway. The war memorial plaque will be reinstated within the footprint of the manager's office, thereby strengthening the historic connection between the Newsome Mill complex and the wider community.

5.4.10 The landscaping design has sought to better reveal the heritage significance of the Listed Building. The proposals include reinstating the cobbled surface from Ruth Street to the gateway which will result in a greater appreciation of the historic entrance to the Newsome Mills complex. Within the public open space will be a heritage trail which will incorporate reclaimed materials from the dismantled elements. This will include feature benches made from the stone lintels from the mill. The design of the Croft Gardens draws on historic cartographic evidence and the hard landscaping includes proposals for lost elements of the complex such as chimney bases, to be picked out in differential paving. The landscaping plan ensures that the wider development will take into account the historic interest of the Site and allow a greater appreciation of the former scale and significance of Newsome Mills.

5.4.11 The proposed development will result in a level of harm to the heritage significance of the Listed Building. This harm is principally derived from the loss of historic fabric, and consequent loss of historic and architectural interest. Proposals that will result in a level of harm include the dismantling of elements of the mill building, manager's office and weaving sheds. However, the proposed development has sought to minimise the level of harm to the Listed Building through its design. The clock tower, gateway, and timekeeper's lodge will all be retained and restored which will ensure their long term future. The dismantled mill building, weaving sheds, and manager's office will be retained at cill level and incorporated into the landscaping scheme for the proposed development. This will ensure that the footprint of the building will remain legible and appreciable. The new build element of the development has sought to take direct influence from the nineteenth century design whilst appearing as a modern reinterpretation and evolution as a

new phase in the lifespan of the Site. The landscaping scheme seeks to better reveal the history of the Site and the heritage significance of the building and will have a positive impact on the setting of the Listed Building.

5.4.12 It is considered that the Listed Building will retain its heritage significance as a nineteenth century mill complex and that the level of harm is less than substantial. Any harm should be seen in the context of the current condition of the complex with the proposals enabling retention and restoration of elements which are currently vulnerable to further loss and deterioration. The proposals therefore ensure that there is not a total loss of significance.

6. Conclusion

6.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify heritage assets which could be affected by the proposals. Any effects of the redevelopment upon the significance of heritage assets will be a material consideration in the determination of the planning application.

6.1.2 The Site contains the Grade II Listed Newsome Mills which is comprised of six elements. The proposed scheme will result in the renovation of the clock tower, entrance gateway, and timekeeper's lodge. The remaining elements comprising the mill building, weaving sheds, and manager's office will be retained at a lower level. The new build apartment block has considered the historic form of the mill building and takes its design detailing from the Listed Building. The landscape design has sought to reflect elements of the mill complex which have been lost to enable an understanding of its former scale and importance.

6.1.3 It is considered that the proposed scheme will result in less than substantial harm to the heritage significance of the Listed Building. The aspects which are likely to result in a level of harm are the dismantling of the mill building, weaving sheds and manager's office. The proposed scheme has sought to minimise these impacts through the design of the apartment block, the retention of the dismantled elements at a lower level, and the landscaping scheme which will include the reuse of reclaimed fabric.

6.1.4 Further mitigation is offered through the design of the new build element which seeks to re-establish the scale and character of the original mill building whilst representing a clear new phase in the lifespan of the complex. It is considered that the proposed development will offer a viable, secure long-term future to the Listed Building.

6.1.5 It is considered that the proposals are in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 section 66 by ensuring that the proposals '*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'. In considering the significance of the surviving elements and the embedded design mitigation, the proposals will result in less than substantial harm at the lower level. In determining the planning application, the harm to the Listed Building should be weighed against the public benefits of the proposal, including securing the optimum viable use of the building, in line with Paragraph 215 of the NPPF and Policy LP35 of the Kirklees Local Plan.

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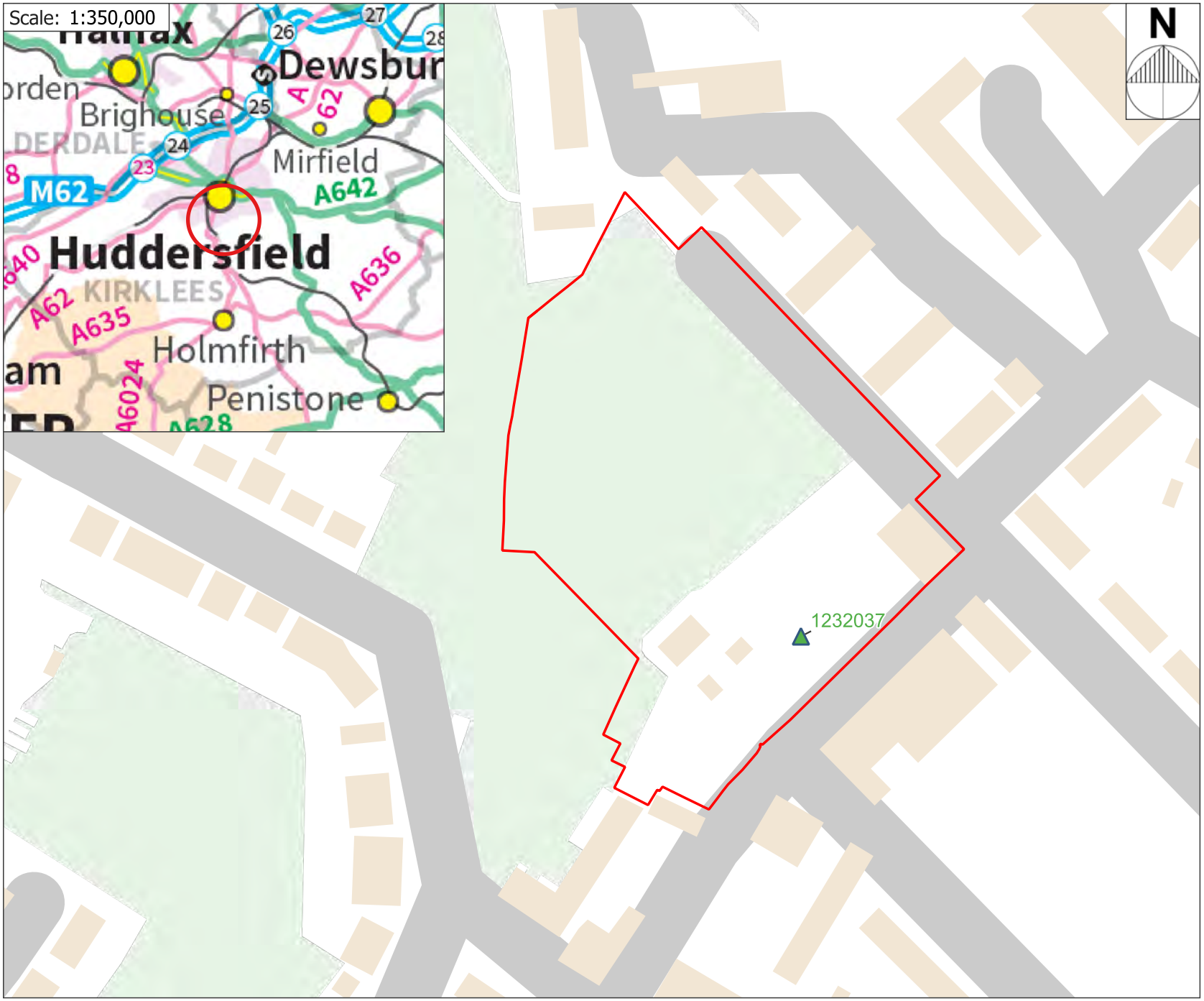
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Figures



CuraTerrae

Key

Site Boundary

Grade II Listed Building

0 10 20 30 40 50 m

Newsome Mills,
Huddersfield

Figure 1:
Site Location

A	20.04.2026	JS	-
Rev	Date	Drawn by	Checked by

Site centred on:	SE 14335 14904

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May 2026

Scale: 1:1,500 @A4

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Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

Planning (Listed Buildings and Conservation Areas) Act 1990

Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). By virtue of Section 1(5) of the Act a listed building includes any object or structure within its curtilage.

In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest
- Grade II*: Particularly important buildings of more than special interest
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies for England and how these should be applied to contribute to the achievement of sustainable development. The NPPF requires plans, both strategic and non-strategic, to make provision for the conservation and enhancement of the built and historic environment (Paragraphs 20d and 28). Section 16 of the NPPF sets out a series of policies that are a material consideration to be taken into account in development management decisions in relation to

the heritage consent regimes established in the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

The NPPF sets out the importance of being able to assess the significance of heritage assets that may be affected by a development proposal. 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 asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 207). Similarly, there is a requirement on local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal; and that they should take this assessment into account when considering the impact of a proposal on a heritage asset (paragraph 208).

In determining planning applications, local planning authorities should take account of the following three points:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 210).

Paragraphs 212 to 216 of the NPPF introduce the concept that heritage assets can be harmed or lost through alteration, destruction or development within their setting. This harm ranges from less than substantial through to substantial. With regard to designated assets, paragraph 206 states that great weight should be placed on its conservation, irrespective of whether any potential harm is considered to be substantial or less than substantial. The paragraph goes further to say that the more important the asset, the greater the weight should be on its conservation. In paragraph 213, a distinction is made in respect of those assets of the highest significance (e.g. scheduled monuments, grade I and grade II* listed buildings) where substantial harm to or loss should be wholly exceptional.

In instances where development would cause substantial harm to or total loss of significance of a designated asset consent should be refused unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss (paragraph 214). In instances where development would cause less than substantial harm to the significance of a designated asset the harm should be weighed against the public benefits of the proposal by the decision taker to provide a balanced judgement (paragraph 215).

With regard to non-designated assets, paragraph 216 states that the effect of the application on the significance of the asset should be taken into account in determining the application. A balanced judgement by the decision taker will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Guidance on the application of heritage policy within the NPPF is

provided by on-line Planning Practice Guidance and best practice advice is provided by a series of Historic England Advice notes.

National Planning Practice Guidance (PPG)

The Planning Practice Guidance (PPG) (Ministry of Housing, Communities and Local Government, 2019) provides further advice and expands on the guidance and policy outlined in the NPPF.

The significance of heritage assets and its importance in decision taking is explored in Paragraph 009 (Paragraph: 009 Reference ID: 18a-009-20190723 Revision date: 23 07 2019) of the PPG which states that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

The PPG discusses how to assess if there is substantial harm. It states that what matters in assessing if a proposal causes substantial harm is the impact of the significance of the heritage asset. Ultimately, whether a proposal causes substantial harm will be a judgement for the decision taker. However, it acknowledges that substantial harm is a high test so may not arise in many cases. A key consideration when assessing whether there is an adverse impact on a listed building is whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed (Paragraph 017: 017 Reference ID: 18a-017-20190723 Revision date: 23 07 2019).

Local Planning

The Site is situated within the administrative boundaries of Kirklees Council who formally adopted the Kirklees Local Plan in February 2019. Policies relating to the historic environment which are pertinent to the proposed scheme include:

Policy LP35: Historic environment

1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

a. the nature of the heritage asset prevents all reasonable uses of the site;

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use.

2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:

a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;

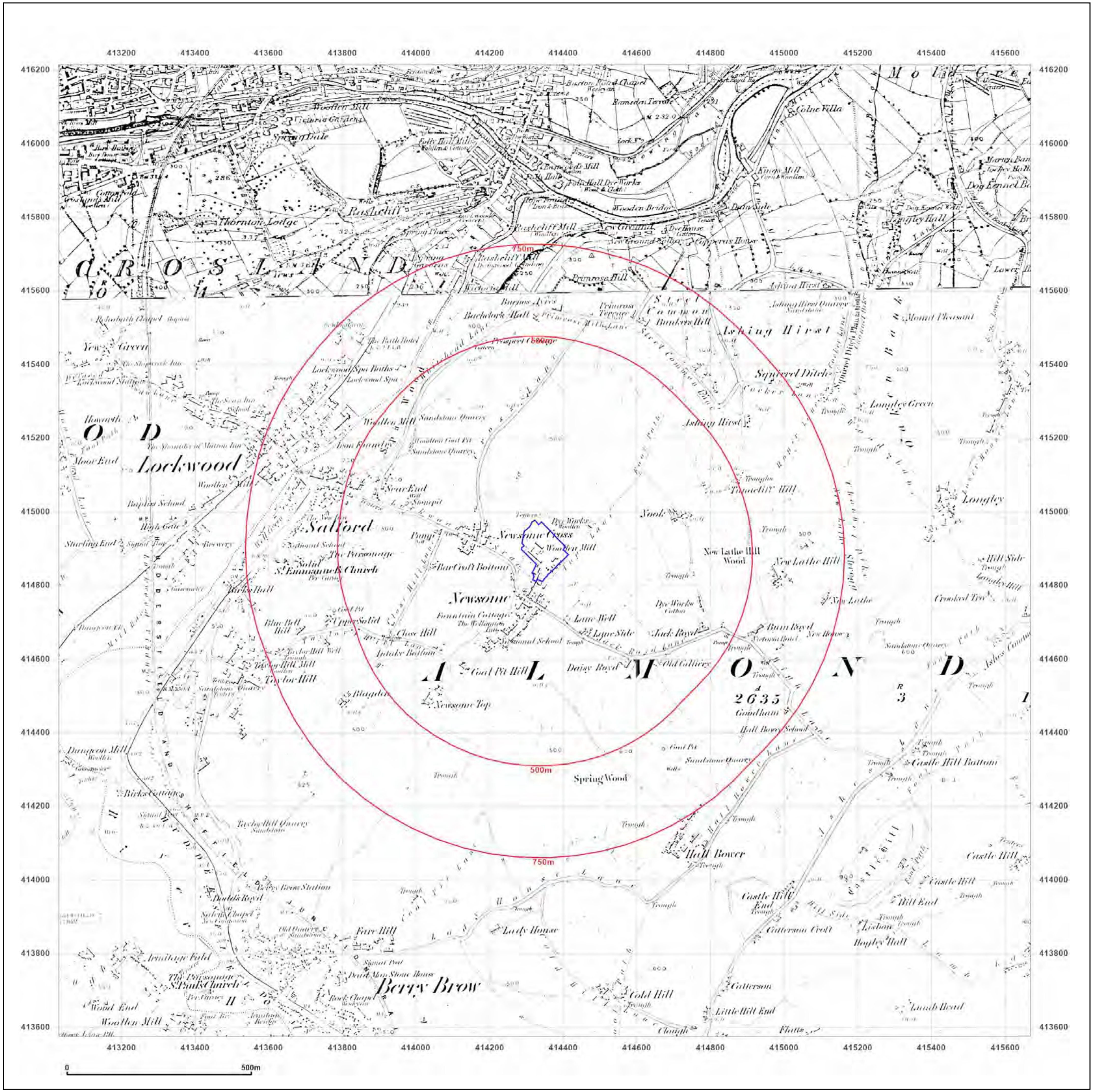
c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;

d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;

e. accommodate innovative design where this does not prejudice the significance of heritage assets;

f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted

Appendix 2: Historic OS mapping



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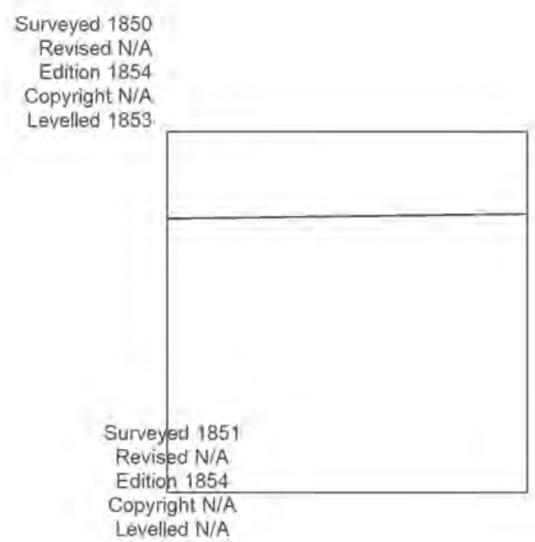
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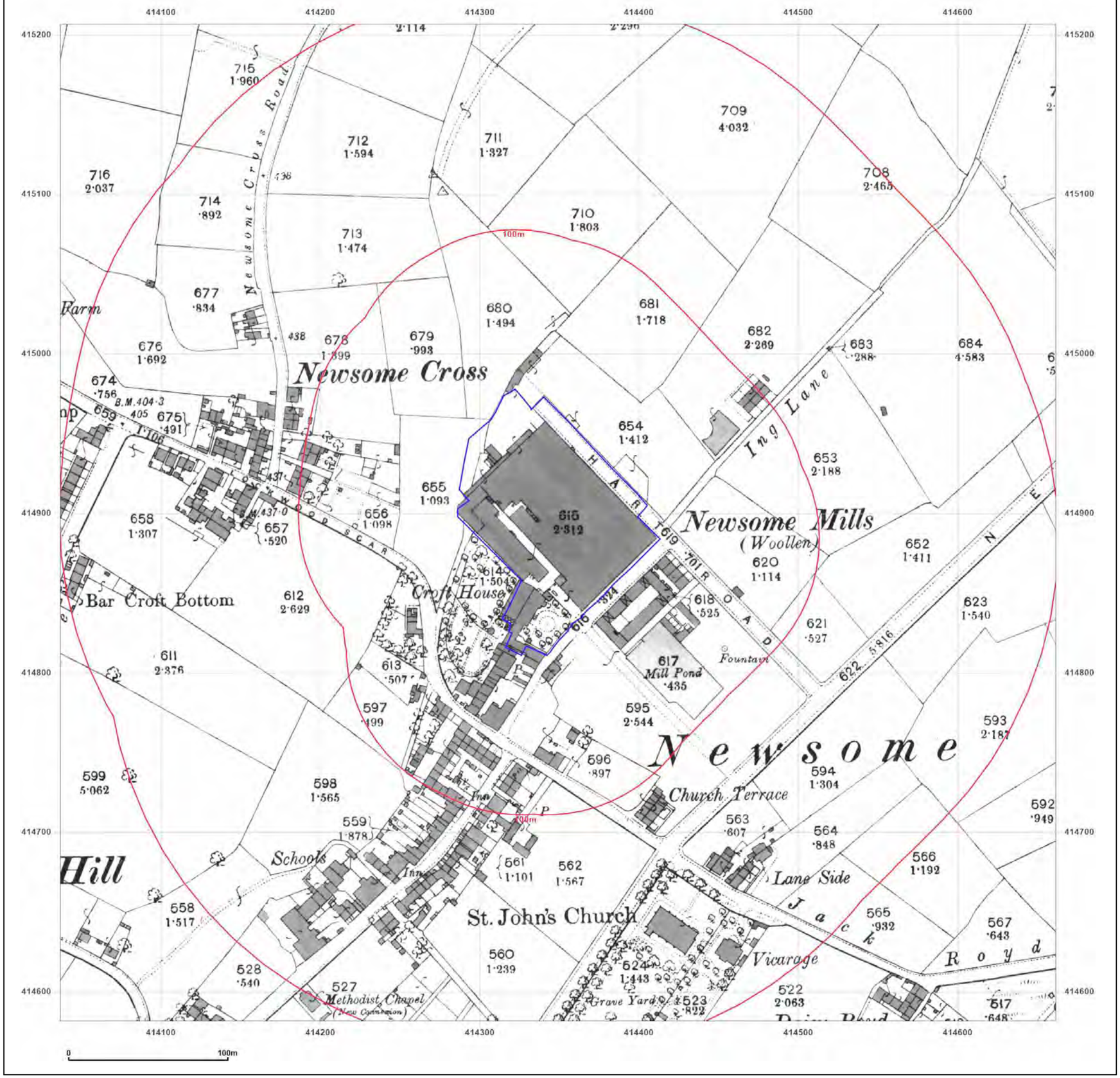
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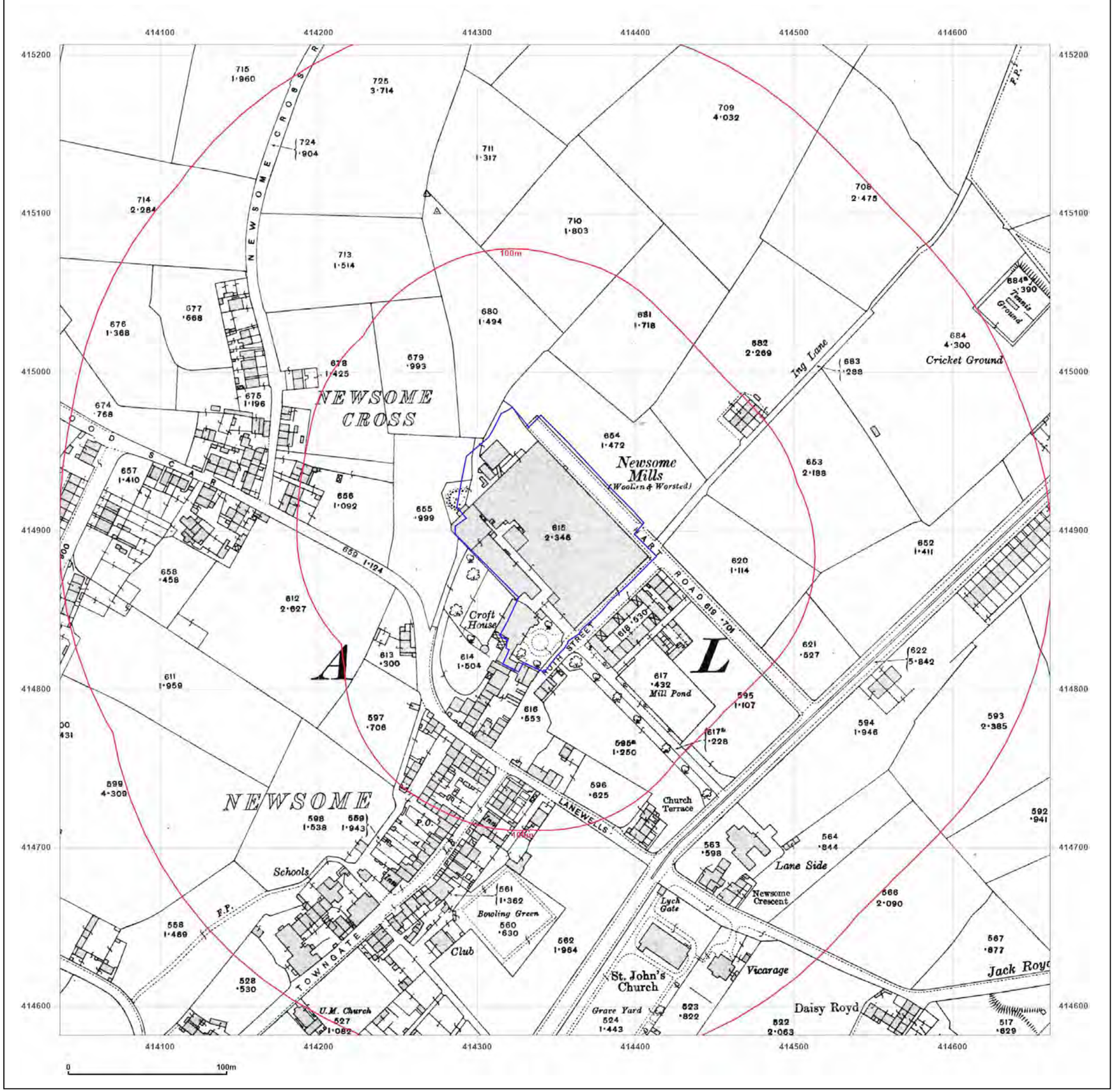
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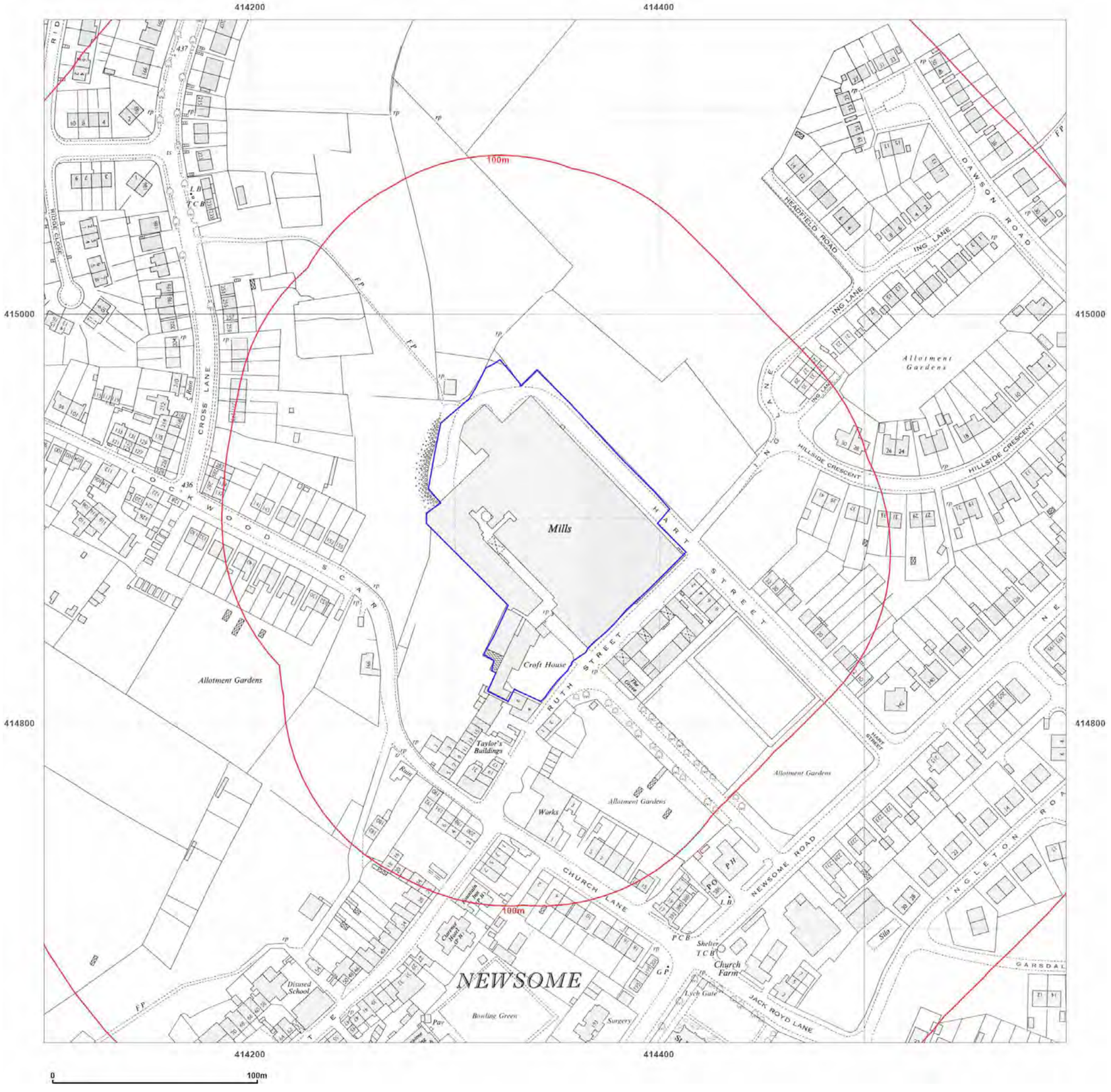
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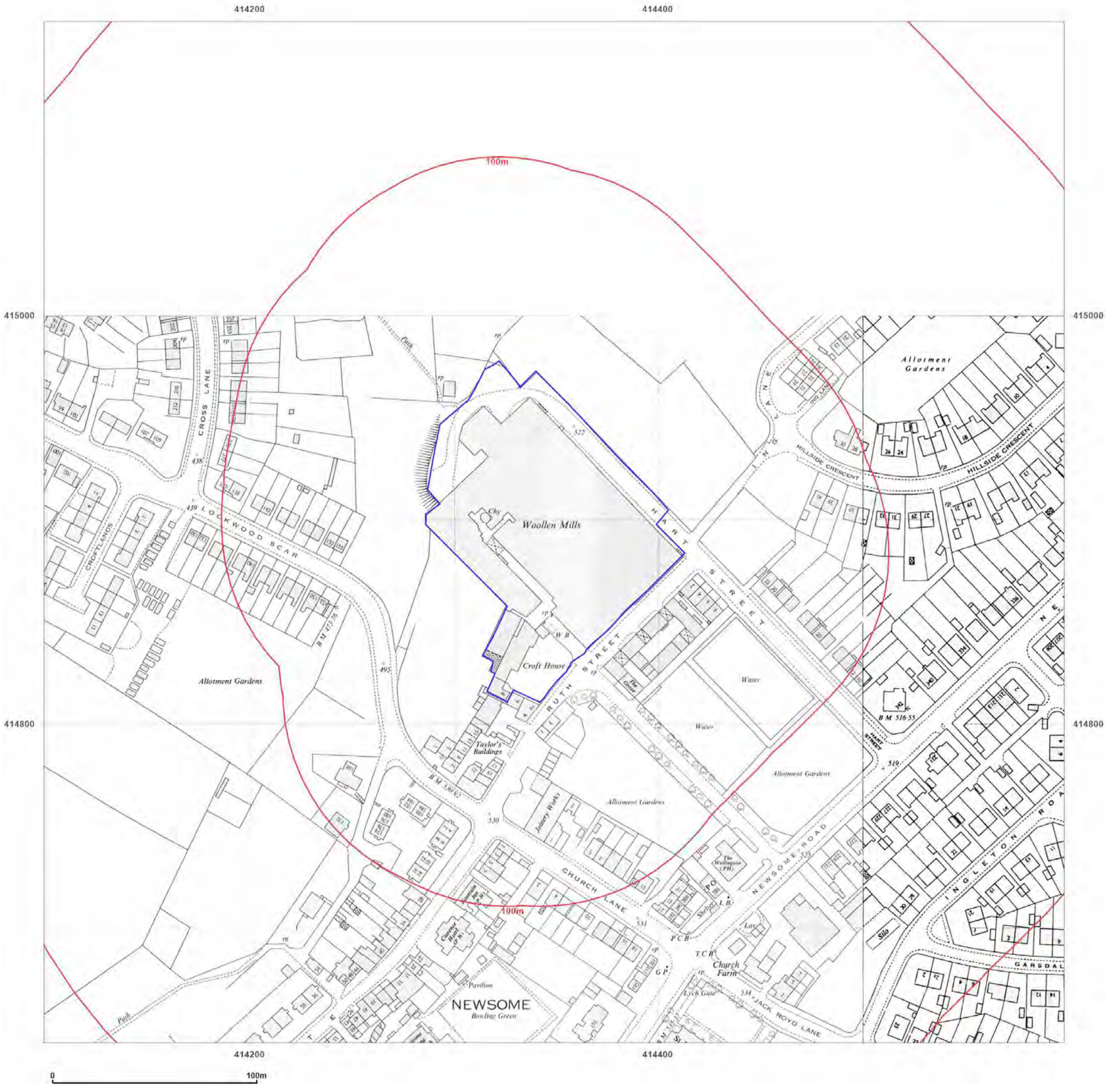
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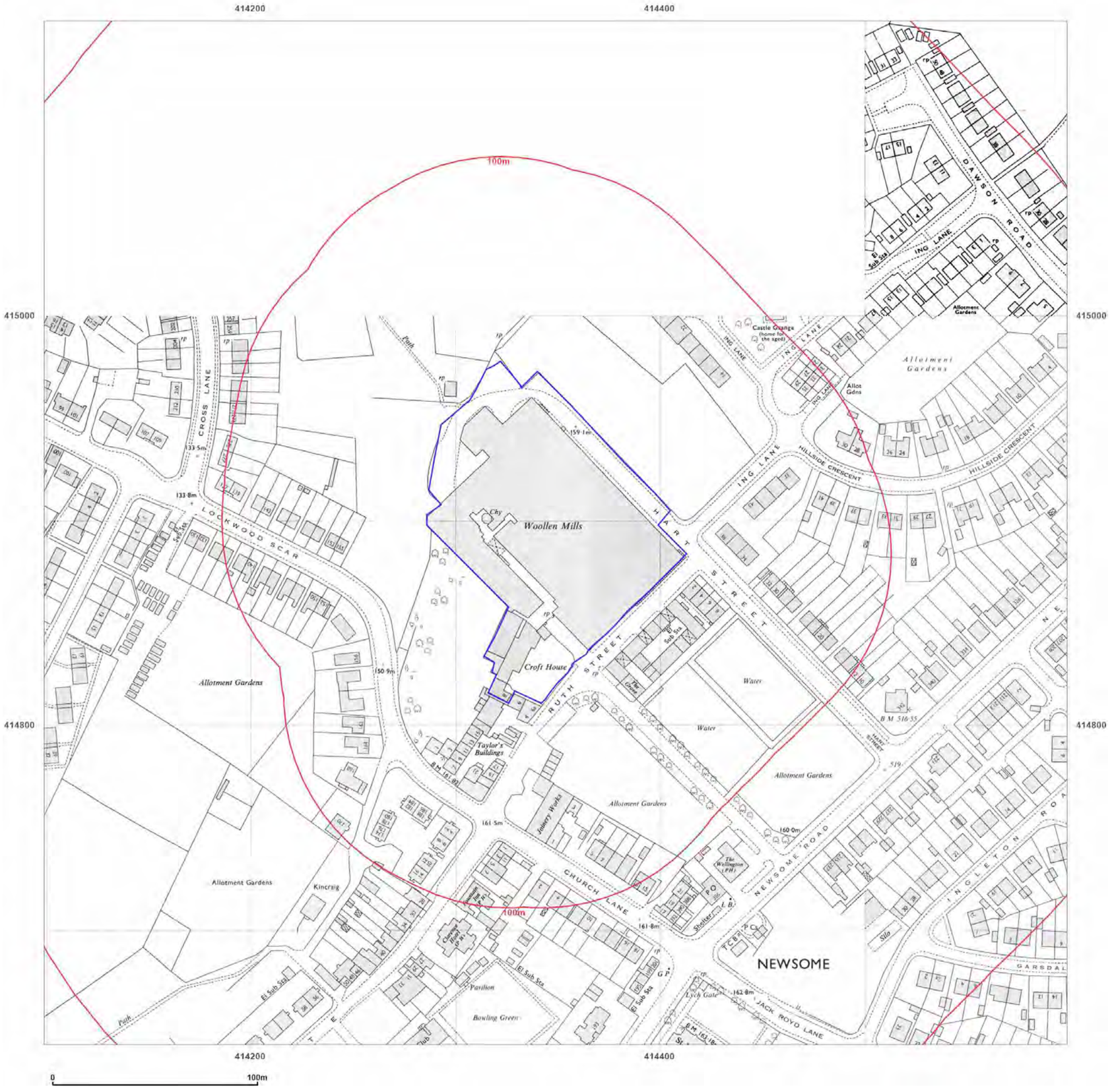
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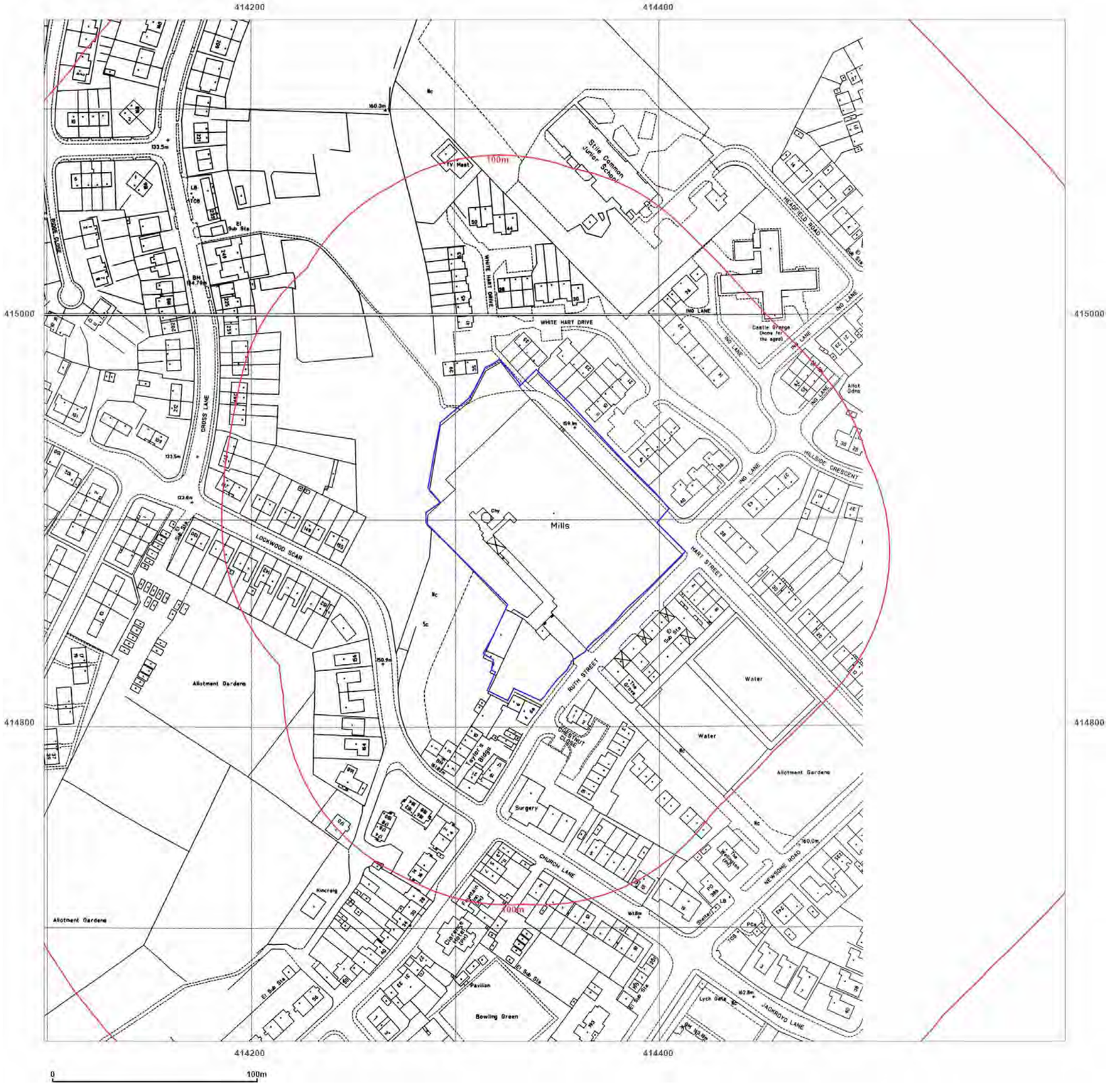
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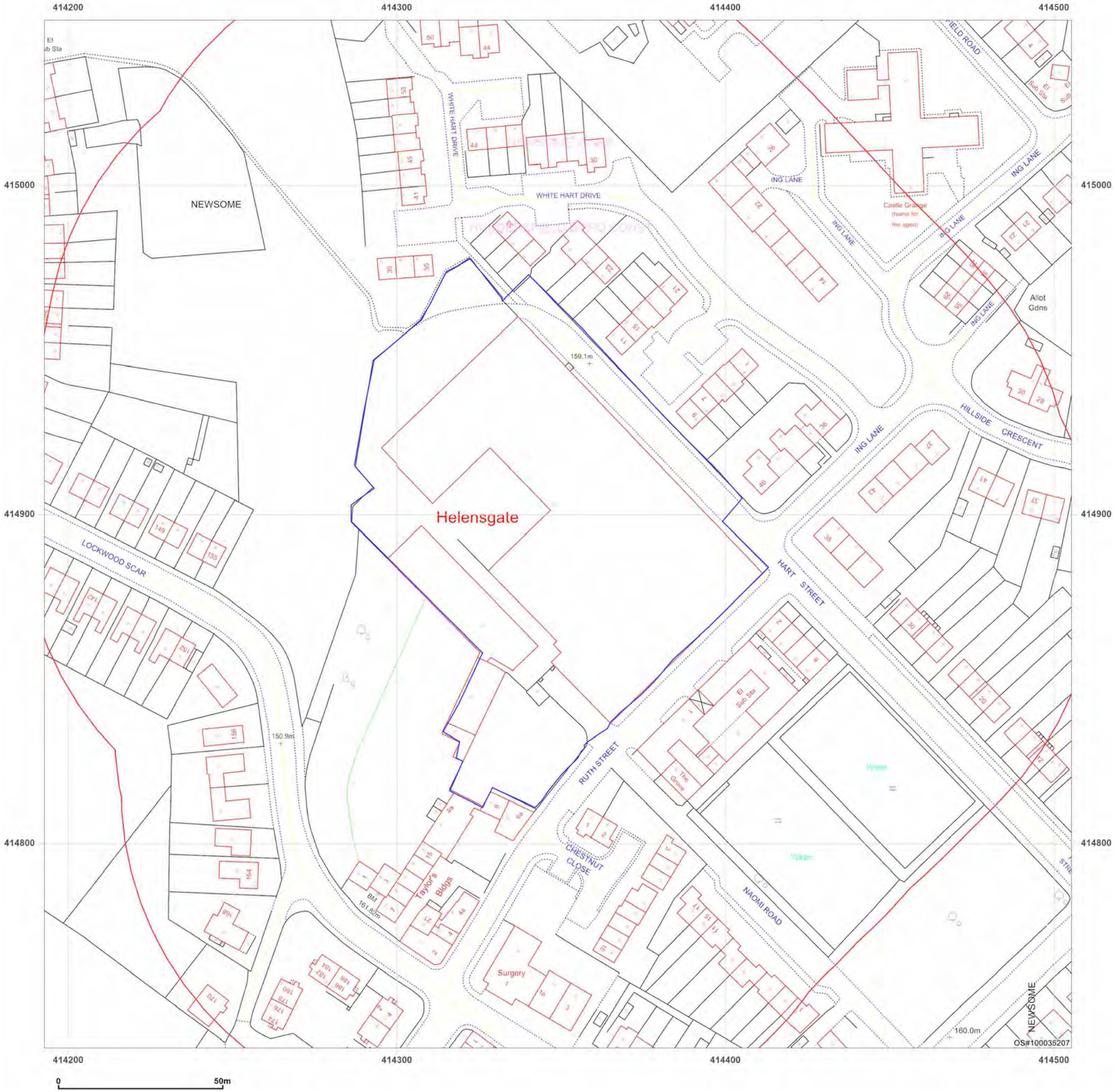
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