

HERITAGE IMPACT ASSESSMENT & D+A STATEMENT

location	Stalley Royd Farm, Jackson Bridge, Holmfirth, HD9 7HX
application	Conversion of Barn to Dwelling (curtilage Listed Building)
client/applicant	Mr. A Martin
job number	26/1312
date	June 2026 Rev B August 2026

ARCHITECTURE | PLANNING | DESIGN

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DESCRIPTION

The application site forms part of the historic Stalley Royd Farm complex located off Stalley Royd Lane, Jackson Bridge, Holmfirth, HD9 7HX.

The application relates to a traditional stone-built agricultural barn attached to Stalley Royd Farmhouse. The barn is currently vacant and underutilised and is not fit for modern day agricultural purposes. The building forms part of a historic farmstead group and is attached to the principal dwelling known as Stalley Royd Farm, a Grade II Listed Building.



The site is located outside of any Conservation Area but occupies a rural hillside location characteristic of the wider Holme Valley landscape which is within the Green Belt.

Historic mapping demonstrates that the farmhouse and attached barn have existed as a connected group since at least the mid nineteenth century. The listed farmhouse was originally formed as two adjoining cottages before being combined into a single dwelling and subsequently altered and extended during the twentieth century.

The barn adjoins the listed dwelling and therefore is listed by virtue as a curtilage listed building.

The listed building has the following description:

STALLEY ROYD LANE
Stalley Royd Farmhouse

II

Formerly two handed houses. Early C19. Hammer dressed stone. Stone slate roof with gable copings. Moulded stone brackets. Three storeys. Two central doorways, one part blocked, with one three-light window to left and right. First and second floors each have one four-light stone mullioned window to left and right. In left gable apex is semi-circular blocked light. Later extensions to rear and right gable.

[Listing NGR: SE1664907523](#)

The attached barn forms part of the historic agricultural development of the farmstead and contributes positively to the understanding of the site's historic agricultural use and evolution.

The building retains a number of traditional agricultural features including natural stone walling, a stone slate roof, a large arched cart opening and circular bullseye opening. These features contribute significantly to the character and significance of the building.

The barn historically provided storage associated with the operation of the farm. Changes in agricultural practice and modern farming requirements have rendered the building redundant and surplus to operational requirements. It has been ad-hoc used, in recent years, for stabling purposes (horses/non-agricultural).

The building is currently underused and requires a viable long-term use to secure its future maintenance and conservation.

The site is located within the Green Belt as shown below.



PLANNING HISTORY

- [2018/94180](#) - Listed Building Consent for change of use of barn to a dwellinghouse, formation of new access, and for a new detached double garage for adjacent property. - **Approved**
- [2018/93917](#) - Alterations & Change of use of barn to a dwellinghouse (Listed Building). – **Approved**
- [2018/93894](#) - Listed Building Consent for change of use of barn to a dwellinghouse, formation of new access, and for a new detached double garage for adjacent property. - **Refused**

- [2007/92270](#) - Listed Building Consent for alterations to existing cottage. – **Approved**
- [2007/92269](#) - Alterations to existing cottage (listed building). - **Approved**
- [2018/94180](#) - Listed Building Consent for change of use of barn to a dwellinghouse, formation of new access, and for a new detached double garage for adjacent property. - **Approved**

THE PROPOSALS

This application seeks the conversion of the existing agricultural barn into a single residential dwelling.

The applicant has had design input into the internal layout. The project will be a self-build (conversion) with the applicant moving into the property once completed.

The project is exempt from BNG (Biodiversity Net Gain) based upon the development being for fewer than 10 dwellings, extensive design input from the applicant, being a self-build scheme. Furthermore the site area (red lined area is 0.095 hectares) This falls below the proposed 0.2 hectares exemption on the pending changes to BNG on 31st July 2026. Notwithstanding this the proposals are exempt from BNG under the Self-build and Custom Housebuilding Act 2015.

The proposed conversion will create a family dwelling whilst retaining the existing footprint and form of the historic barn, no extensions are proposed, the design has been shaped around existing openings with minimal new openings being created to ensure adequate daylight levels and also considering energy/climate change.

At ground floor level the accommodation comprises an entrance hall, open plan kitchen and dining area, lounge, utility room, cloakroom and WC. The design utilises the existing volume of the building to create practical family accommodation whilst preserving the character of the original agricultural structure.

At first floor level the accommodation comprises three bedrooms including a principal bedroom with an ensuite along with a family bathroom and landing area overlooking the double height space below.

The design has evolved from the previously approved scheme, referenced above, and proposes an alternative elevational treatment whilst maintaining the principal architectural and historic features that contribute to the significance of the building.

The proposal retains the existing footprint, form, massing and roof profile of the building. No extension to the building footprint is proposed.

The existing stone walling is retained. The existing stone slate roof is retained and upgraded internally to meet modern building standards ensuring the structure can breathe also preserving the external appearance of the structure.

The historic arched opening and bullseye feature are retained and remain important focal points within the design. The proposed openings have been carefully considered to provide suitable levels of natural light and ventilation whilst respecting the agricultural character of the building.

New windows and doors are designed to reflect local vernacular detailing and will be constructed using traditional materials appropriate to the historic setting.

The proposal retains the visual identity of the building as a traditional agricultural barn whilst allowing the accommodation to function as a modern family home.

External works are limited and remain within the established farmstead setting. Associated amenity space and parking are provided within the existing curtilage and no significant engineering operations are required as part of the development.

ASSESSMENT OF PROPOSALS

The proposal seeks to bring a redundant agricultural building back into active and beneficial use.

The principle of conversion has already been established through the grant of Listed Building Consent reference 2018/94180/W (now lapsed).

The Local Planning Authority previously concluded that the conversion of the barn could be achieved without unacceptable harm to the significance of the heritage asset and that the proposals would preserve its architectural and historic interest.

Whilst the current proposals differ slightly from the approved scheme, they continue to preserve the key elements which contribute to significance.

The historic relationship between the barn and farmhouse remains unchanged.

The elevational alterations have been designed in a manner that respects the scale, proportions and character of the existing building.

The level of intervention remains modest when considered against the scale and significance of the asset.

The proposals do not result in the loss of features that contribute significantly to the heritage value of the building.

The conversion secures investment into the repair and maintenance of the structure and ensures the continued preservation of historic fabric. Without a viable future use the building risks further deterioration over time. The proposal therefore represents a positive heritage outcome.

The previous application was subject to extensive negotiation with Kirklees Metropolitan Council and the Council's Conservation Officer. As part of that process the original scheme was revised significantly to arrive at a form of development that was considered acceptable from a heritage perspective.

In assessing the approved scheme, the Conservation Officer concluded that the revised proposals represented a sensitive conversion which retained the historic character of the building and preserved its architectural significance. Particular weight was given to the retention of the existing historic fabric, the preservation of the arched opening and the limited number of new openings introduced to facilitate residential use.

The officer report concluded that the overall number of new openings had been kept to a minimum and that the revised elevational treatment was sensitive to the characteristics of the traditional barn building. The Local Planning Authority also stated that the conversion would preserve the significance of the heritage asset whilst bringing a vacant historic building back into viable and beneficial use.

The current proposals have been prepared having regard to the conclusions reached through the previous consent and seek to achieve the same heritage objectives.

Whilst the architectural approach differs from the approved scheme, the proposals continue to retain the key elements that contribute to the significance of the building.

PRINCIPLES OF JUSTIFICATION

The National Planning Policy Framework promotes the conservation of heritage assets through viable and sustainable uses.

The proposed development achieves this objective by securing a long-term future for a redundant agricultural building.

The Local Planning Authority has previously accepted that residential conversion is an appropriate use for the building and that the associated public benefits outweigh any limited harm associated with the works.

The proposal retains those elements that contribute most significantly to the building's heritage significance whilst providing accommodation capable of meeting modern residential standards.

The works have been designed sensitively and are proportionate to the significance of the asset.

The proposal strikes an appropriate balance between heritage conservation and practical long-term use.

The continued occupation and maintenance of the building will ensure its preservation for future generations.

POLICY CONTEXT

Chapter 16 of the National Planning Policy Framework seeks to conserve and enhance the historic environment. Paragraph 203 states;

“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; f) the desirability of new development making a positive contribution to local character and distinctiveness; and g) opportunities to draw on the contribution made by the historic environment to the character of a place.”

This advises that planning decisions should seek opportunities to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation.

The proposal directly accords with these objectives by securing a beneficial and sustainable future use for a redundant historic building.

The development preserves the significance of the heritage asset and provides long-term conservation benefits through continued maintenance and occupation.

Kirklees Local Plan Policy LP35 seeks to conserve heritage assets in a manner proportionate to their significance.

The proposal retains the elements that contribute most significantly to the character and significance of the asset and therefore accords with the objectives of Policy LP35.

ECOLOGY

A PEA accompanies this application.

This report confirms that a bat roost was located within the barn. As such a license from Natural England will be required. We trust this can be included as a pre-condition within a planning approval.

BNG legislation is due to change on the 6th August 2026 with site of less than 0.2 hectares being exempted. Notwithstanding this we contend this scheme is exempt under the Self-build and Custom Housebuilding Act 2015. As referenced in this statement.

Should the LPA ecologist wish to discuss any other ecological enhancements we would be most willing to do so.

HIGHWAYS/PARKING

The existing highway access just to the North East of the barn will continue to be used to provide vehicular access.

The proposed property is within 45m of the adopted highway so no fire service vehicle turning facilities are required.

Despite Stalley Royd Lane being a 30mph zone, we contend vehicle speeds along the section of highway fronting the development are substantially less.

As demonstrated on the proposed block plan the development afford 3 off street parking spaces to the West of the proposed barn conversion.

An electric vehicle charging point will be provided adjacent to the proposed parking area.

The vehicle movements associated with this proposal will be negligible in comparison to its recent ad-hoc equine use.

DRAINAGE

The application site is identified on the submitted OS Plans. The applicant owns the wider site as indicated by the blue line on the location plan. Stalley Royd Lane is served by a public sewer, we understand this extends up to the subject property.

The proposed foul drainage will connect into the private drainage on site. Surface water drainage is to all remain as existing, connecting into soakaways.

The site is not within a flood zone. The proposals do not increase the chances of flooding in the locality.

D+A STATEMENT

USE

This application is for the change of use of a former agricultural barn to create a three bedroom dwelling.

MATERIALS (Appearance)

The following materials are proposed (all to match existing):

WALLS	All as existing - Natural coursed stone.
ROOF	All as existing – Yorkshire stone slates with some
RAINWATER GOODS	Timber spouting with cast iron fall pipes.
WINDOWS & DOORS	Painted timber doors and windows fitted with 14mm slimline double glazing, no tints, black spacer bars, cavities to be filled with filled with Krypton or Xenon

MEANS OF ACCESS

There is no proposed change to the means of access to the site or building, the cart opening and side door is being retained.

The site access is all existing.

LANDSCAPING

There is no proposed change to the landscaping to the site. The proposed conversion is afforded existing domestic curtilage as indicated on the proposed block plan.

LAYOUT

The submitted plans indicate the proposed layout, its important to note this proposal does not include any extension or enlargement of the existing building.

SCALE

The scale of the existing building does not change as a result of the proposals, no extensions or enlargements are proposed, the design has been arrived at within the existing built form.

CONCLUSION

We contend this well considered and sympathetic proposal provides a sustainable future for a redundant agricultural building whilst preserving its heritage significance.

The proposal respects the agricultural origins of the building and retains the principal features that contribute to its significance including the historic stone fabric, roofscape, arched opening and relationship with the adjoining listed farmhouse.

The principle of residential conversion has already been established through the grant of planning permission and Listed Building Consent.

The current proposal continues to achieve the same heritage objectives whilst providing an alternative design solution.

The development secures the long-term preservation, maintenance and occupation of the building and therefore represents a positive heritage outcome.

We consider the proposal preserves the significance of both the curtilage listed barn and the adjoining Grade II Listed Farmhouse.

The proposal aligns with national and local heritage policy and should therefore be supported.

Should any further information be required please don't hesitate to contact us.
It would be appreciated if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

APPENDIX A

Site Photos





