Planning
Investment and Regeneration Service
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

Kirklees Direct
Tel: 01484 414746
Email: nick.hirst@kirklees.gov.uk

Enquiries to: Nick Hirst

R Wood,
Wood Associates-architecture+interiors
Acorn House
6, Huddersfield Road
New Mill
Holmfirth
HD9 7JU

Date: 19-Jun-2019
Our Ref: 2019/91535

Dear Sir

Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Discharge conditions 4 (site investigation), 5 (materials), 6 (footway) on previous permission (application ref. 2017/93819) for erection of one detached dwelling with detached garage
Adj, 20, Gynn Lane, Honley, Holmfirth, HD9 6LF
Application Number: 2019/91535

I write with reference to your application to discharge the conditions for the above development as submitted on 08-May-2019.

Condition 4: Coal Mining Risk Assessment

You have submitted the Mining Report (April 2019, prepared by Ashton Bennett Consultancy) to discharge condition 4.

I can confirm that these details are acceptable for the purpose of condition 4.

Please be aware that Condition 4 has an ongoing requirement that the development is carried out in complete accordance with the hereby approved report, in particular the conclusions and recommendations in section 9. Prior to the occupation of the dwelling written confirmation shall be submitted to the Local Planning Authority, verifying the works have been fully completed in accordance with the approved details.

Condition 5: Materials

You have proposed that walling is to be natural stone, a mixture of Johnsons Wellfield Quarries 'Ashlar' and 'Dry Stone' range, with the roofing material to be natural blue slate sourced from JTD in Brockholes. Sample photos of these materials are provided within the document 'Discharge Planning Conditions' dated April 2019.

I can confirm that these details are acceptable for the purpose of condition 5.

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Please be aware that Condition 5 has an ongoing requirement that the development be completed using the hereby approved materials.

Condition 6: Provision of Footway

You have submitted the following plans to address this condition;

- 17010D – 90-R01 Plan Layout Sheet 1
- 17010D – 91-R01 Plan Layout Sheet 2
- 17010D – 92-R01 Footpath Sections

I can confirm that these details are acceptable for the purpose of condition 6.

Please be aware that Condition 5 has an ongoing requirement that the development shall not be occupied until the hereby approved scheme has been implemented and has been certified as complete by, or on behalf of, the Local Planning Authority. Additionally, the condition requires that the footpath shall be retained thereafter.

Yours faithfully

Nicholas Hirst,
Planning Officers