KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2019/44/92439/W
Site Address:	Finthorpe Grange, Finthorpe Lane, Almondbury, Huddersfield, HD5 8TU
Description:	Discharge condition 3 (materials) on prevous permission 2018/91981 for erection of detached garage and alterations to access
Recommending Officer:	Nick Hirst

DECISION – DISHARGE OF CONDITION 3 (MATERIALS) APPROVED

I hereby authorise the discharge of Condition 3 (materials) of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Emma Thompson

AUTHORISED OFFICER

Date: 16-Sep-2019

Application: 2019/44/92439/W

Site: Finthorpe Grange, Finthorpe Lane, Almondbury, Huddersfield, HD5 8TU

Proposal: Discharge condition 3 (materials) on previous permission 2018/91981 for erection of detached garage and alterations to access

Assessment

Condition 3 (Materials)

> *3. Prior to their use, details of all the external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.*
> ***Reason**: In the interests of the visual amenity and preserving the character of the historic environment, so as to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan, PLP24 and PLP35 of the Publication Draft Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.*

The applicant intends to use tumbled natural stone from PG Stone Sales, sourced from Johnson Wellfield Quarries. Roofing is to be natural weathered stone slates.

As the host building is Grade 2* Listed discussions took place with Conservation and Design. The initial stone sample was considered to be too dark. This led to a lighter stone being proposed.

Sample photos of the stone were received on the 13th of September and of the roofing slate on the 9th of September. These are considered acceptable by officers.

Proposed letter text

It is proposed to face the building in natural Yorkshire stone, from PG Stone Sales and sourced from Johnson Wellfield Quarry. The roofing material is to be natural stone slates.

Sample photographs of the proposed materials have been provided, the walling stone photo being received on the 13th of September and the roofing material on the 9th of September. I can confirm that these details are acceptable for the purpose of Condition 3.

Please be aware that Condition 3 has an ongoing requirement that the development be completed using the hereby approved materials.

Report Dated: 16.09.2019