



Planning and Development Service
Economy and Infrastructure
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John Pearson,
JDP Architects
Manor Barn
Lullington Road
Coton in the Elms
DE12 8EP

Date: 18-Nov-2020
Our Ref: 2020/90734

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 2 (materials), 9 (footway crossing), 10 (retaining walls/structures) on previous permission 2019/92739 for variation conditions 2 (plans) and 4 (materials) on previous permission 2015/93715 for erection of detached dwelling, extension to existing dwelling and formation of parking area 51, High Street, Hanging Heaton, Batley, WF17 6DR
Application Number: 2020/90734**

I write with reference to your application to discharge the conditions for the above development as submitted on 13-Mar-2020.

Condition 2 (Materials)

The proposal is for:

- Marshalls Cromwell Artificial Stone to the front elevation
- Marley Modern concrete interlocking tiles

The use of this exterior surfacing on the front wall of the proposed house and Marley Modern interlocking concrete roof tiles on the roof, are acceptable.

Details of the colour for rendering the remaining walls has not been submitted. The use of render coloured cream / off white, or similar, to the Marshalls Cromwell artificial stonework on the front elevation would be acceptable.

This condition is now discharged with the use of these materials.

Condition 9 (footway crossing)

The application for states that the pavement crossing is existing.

The proposed new dwelling utilises an existing footway crossing from High Street, however the details that are needed are for the proposed crossing to the existing dwelling, not the new dwelling. Therefore, this condition cannot be discharged at this time.

Condition 10 (Structural wall details)

The current submission included dwg no. 20015-MCE-XX-XX-DR-S-1000 rev P01, showing plans, sections and 3D views entitled proposed foundations general arrangements.

This drawing has been assessed by the Council's highways structures section who confirmed that these details are acceptable.

Therefore, the pre-commencement element of this condition is discharged, subject to the following:

The development shall not be brought into use until the approved works have been constructed, and the said works shall be maintained throughout the life of the development,

Yours faithfully

Mathias Franklin
Head of Planning and Development