

**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: 2020/44/93555/W

Site Address: Rear of, 14 , Garforth Street, Netherton, Huddersfield,
HD4 7ER

Description: Discharge condition 3 (materials) on previous
permission 2017/93397 for erection of two semi-
detached dwellings

Recommending Officer: Laura Yeadon

DECISION – Discharge of Condition 3 approved

**I hereby authorise the approval 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: 17-Nov-2020

2020/93555 – Officer Report

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020%2f93555>

This application relates to application 2017/93397 for the erection of two semi-detached dwellings. This application seeks to discharge Condition 3.

Condition 3 – facing materials

3. Prior to their use, details of all the external facing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the retaining wall's materials of construction. 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 to accord with Policies D2, BE1 and BE2 of the Kirklees Unitary Development Plan, PLP24 of the Kirklees Publication Draft Local Plan and Chapter 7 of the National Planning Policy Framework.*

Assessment of Condition 3

Photographs of the materials have been submitted which clearly demonstrate that the dwellings have been constructed. Natural stone has been used in the construction of the superstructure of the dwellings with slate used on the roof. Information has been received which indicates that pitched faced walling has been used, supplied by Apistone.

The retaining wall, which runs to the side and rear of the properties, appears to have been constructed from artificial stone which is acceptable being within the parameters of the application and condition.

Decision text:

You have submitted the following information:

- Application form
- Photographs of the completed development

Condition 3 – materials – the facing materials of the dwellings and the finishing material of the retaining wall are acceptable. As the development has been completed the condition is discharged.

Dated: 16th November 2020

