



Planning and Development Service
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Date: 14-Jan-2021
Our Ref: 2020/94068

Dear Madam

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

**Discharge condition 3 on previous permission 2020/91591 for erection of
extensions, demolition and refurbishment of existing vacant care home and coach
house to create care facility (class C2), external and internal alterations and erection
of activities cabin (Class C2) (within a Conservation Area)
Green View House, 34, Greenhead Road, Huddersfield, HD1 4EZ
Application Number: 2020/94068**

I write with reference to your application to discharge the conditions for the above
development as submitted on 26-Nov-2020.

Refuse - Condition 3 (Meshing details)

The application provides details of vertical metal bars surrounding the external staircase rather than meshing, and as Condition 3 of 2020/91591 specifically requests details of meshing to enclose the external staircase, Condition 3 of 2020/91591 cannot be discharged.

In addition to this, the use of the vertical metal bars as detailed in this discharge of condition application, would result in a heavy structure around the staircase that would appear highly obtrusive from the public domain, thereby causing detrimental harm to the visual amenities of the locality and would not protect the character and appearance of the Greenhead Park/New North Road Conservation Area and Greenhead Park.

Given the above, Condition 3 of 2020/91591 cannot be discharged and the application is **refused**.

The applicant is advised to provide details of meshing within a future discharge of application if they wish to discharge condition 3. Such meshing should be lightweight and the application should include pictures or/and manufacturing specification details of the meshing. This can be accepted under this application no. 2020/91591 if it is provided within 21-days of the date of the decision letter.

Yours faithfully

Mathias Franklin
Head of Planning and Development