



«Address»

Enquiries to: Farzana Tabasum

Kirklees Direct
Tel: 01484 221000
Email: farzana.tabasum@kirklees.gov.uk

Ben Lysiak,
Stonehouse & Co
5, Throstle Bank
Halifax
HX2 7DB

Date: 21-Apr-2021
Our Ref: 2021/90426

Dear Mr Lysiak

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

**Discharge of conditions 3, 5, 7, 12 and 14 of previous permission 2019/92114 for
erection of four dwellings
land opposite, 62, Ashbrow Road, Sheepridge, Huddersfield, HD2 1DG
Application Number: 2021/90426**

I write with reference to your application to discharge the conditions for the above development as submitted on 03-Feb-2021.

The application seeks to discharge conditions 3, 5, 7, 12 and 14 of previous permission ref: 2019/92114

The application is accompanied by the following details/plans:

Condition 3 – Marshalls Cromwell Weathered Stone, Spanish Slate blue/grey (Cupa H5)
Condition 5 – drawings J18-038 S00, S01, S02, S03, S04 and S06
Condition 7 – drawings J18-038 S02 and 1641-02 retaining wall details
Conditions 12 and 14 – report 164838g/AmB by JCA Ltd

Condition 3

The use of Marshalls Cromwell weathered stone for the external wall finishes and Spanish Slate blue/grey for the roofing are considered appropriate given the immediate context of this site. Condition 3 will be satisfied on completion of the approved dwellings using these materials.



Condition 5

To satisfy condition 5, the works shall be completed in accordance with the submitted details and through a Section 184 agreement prior to occupation of the approved dwellings.

Condition 7

The council's Highways Structures team has advised the submitted information is insufficient. Full detailed and dimensioned sectional drawings are required to enable the team to advise if an AIP (Approval in Principle) is required for the proposals. The applicant should contact the team on 01484 221000 to discuss their requirements.

Conditions 12 and 14

A consultation response is awaited from the Biodiversity Officer on details submitted in relation to both conditions 12 and 14. The applicant will be updated and notified in writing as soon as comments are received.

To conclude, condition 3 will be satisfied subject to works being completed in accordance with the submitted details. Condition 5 will be satisfied subject to acquiring agreement of works through a Section 184 agreement, which is in accordance with the advisory note included on planning permission 2019/92114.

Condition 7 is not discharged for the reasons set out above. To address outstanding matters relating to condition 7, the submission of further information will need to be made under a new application for which a fee would be applicable.

With regard to conditions 12 and 14, the applicant will be notified in writing as soon as comments are received from the council's Biodiversity Officer.

Yours sincerely

Victor Grayson
Development Management Masterplanner
Majors and Minerals Team