



Enquiries to: William Simcock

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Date: 16-Apr-2021
Our Ref: 2021/90723

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 3, 10, 11 on previous permission 2020/93210 for erection of
detached dwelling
Land Adjacent, Springfields, Mill Moor Road, Meltham, Holmfirth, HD9 5JY
Application Number: 2021/90723**

I write with reference to your application to discharge the conditions for the above development as submitted on 22-Feb-2021.

Condition 3: (external facing and roofing materials)

The following has been submitted:

Photographs of the development on the immediately adjacent site to the east which has been built using natural stone and blue slate. The agent has confirmed by email that the materials are natural stone sourced from M&M Stone Sales in Bradford and Barcamp best grade 1 graphite blue slate, as approved under discharge of condition application 2019/93738).

The materials are considered acceptable and the implementation of the development using these materials will discharge the condition.

Condition 10: (bat roosting and bird nesting features)

The following has been submitted:

A plan (02 Rev A) showing the installation of a double house sparrow box to be installed on the western elevation of the proposed dwelling at least 2.5m above finished ground level, and a bat box affixed to the eastern elevation at least 3m above ground level.

These features are considered acceptable. Provided these features are installed before the new dwelling is first occupied and subsequently retained, the condition will be complied with.

Condition 11: (boundary treatment)

The following has been submitted:

A plan showing 2.0m high, hit and miss fencing installed along the eastern boundary.

The boundary fencing as shown on plan 02 Rev A considered acceptable. Provided that the fence is erected before the new dwelling is first occupied and subsequently retained, and that the dry stone wall to the western boundary is also retained at a height of at least 1m, the condition will be complied with.

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Yours faithfully

Mathias Franklin
Head of Planning and Development