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:	2021/44/92899/W
Site Address:	Land at, Orchard Street West, Longwood, Huddersfield, HD3 4TE
Description:	Discharge of condition 3 (samples) on previous permission 2020/94342 for erection of 5 dwellings
Recommending Officer:	Katie Chew

DECISION – Details submitted for condition 3 acceptable

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.

Teresa Harlow

AUTHORISED OFFICER

Date: 21-Jul-2021

Officer Report

Site Address – Land at, Orchard Street West, Longwood, Huddersfield, HD3 4TE

Proposal - Discharge of condition 3 (material samples) on previous permission 2020/94342 for erection of 5 dwellings.

Condition 3 (Samples)

'3. Prior to their use, samples of the stone and roofing tiles to be used in the construction of the hereby approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. The approved dwellings shall be constructed from the approved materials which shall thereafter be retained.
***Reason:** In the interests of visual amenity and to ensure that the materials of construction are appropriate to the site and the wider context and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework'.*

Officers Assessment:

Condition 3 (Samples)

The applicant has submitted a supporting document outlining that the previously approved dwellings are to be constructed from Epoch walling (this is an artificial stone with a slightly blackened appearance) from Marshalls Bricks & Masonry. Officers agree that the artificial stone proposed would be reflective of what currently exists on Orchard Street West, accord with details submitted in the original application and be sympathetic to the character and appearance of the streetscene.

The applicant also submitted details of the proposed roof tiles for the previously approved dwellings. The roofing materials are to comprise of Marley Modern interlocking roof tiles (smooth, slate like appearance concrete tile similar to that specified within the application form). The proposed roof tiles are considered to reflect and be sympathetic to the character and appearance of the area.

From the information submitted in support of this discharge of condition application, officers consider that condition 3 is satisfied provided the development proceeds in accordance with the details submitted and is retained as such thereafter.

Recommendation: Details acceptable to satisfy condition 3.

Decision Notice Text

Condition 3 (Material Samples)

You have submitted the following details:

- Walling stone: Marshalls Epoch (artificial stone with a slightly blackened appearance) from Marshalls Bricks & Masonry.
- Roof: Marley Modern interlocking roof tile (smooth, slate like appearance concrete tile).

These materials are considered acceptable for the purposes of condition 3. Provided the approved dwellings are constructed of the approved materials and retained as such thereafter, condition 3 will be satisfied.

Report Dated: 21/07/2021