



Stepaside,
Coal Pit Lane,
Brighouse
HD6 4HW

17th October, 2021

Kirklees Metropolitan Council,
Planning and Development Service
Economy and Infrastructure
PO Box B93,
Civic Centre 3,
Off Market Street,
Huddersfield
HD1 2JR

Dear Sir/ Madam,

Re: Discharge of Conditions application for replacement dwelling at Croft End Cottage, Briestfield

Please find attached an application for the discharge of conditions associated with Approval No. 2020/62/92841/E. The documents submitted describe the materials selected and the site works proposed.

The approved scheme is an evolution of a Permitted Development approach which was commenced during lockdown but ultimately abandoned based on structural issues revealed during the partial demolition of the original building. Enabling works undertaken during this phase of work have already defined some of the boundary treatments.

Specialist advice sought regarding the arboricultural condition suggested applying to have it removed based on the negligible impact the proposed replacement dwelling has on the existing trees but outline information has been submitted in an effort to simply have it approved as part of this application? Similarly basic landscape information has been submitted although the setting is predominantly defined?

The approved scheme drawings identify a blue slate roof covering but the Officer report describes a stone slate roof? With an extensive roof area the cost implications are massive for the applicant so an artificial stone covering has been proposed as a compromise – similar to the nearby scheme currently in build on Briestfield Road.

Works have progressed on site so there is an element of catchup but it is hoped that a pragmatic response can be adopted by the LPA and a timely decision made.

Yours faithfully,

Jim Granger RIBA INaPS

Cc Daniel Griffiths

Enc