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:	**2021/44/94539/E**
Site Address:	Land at, Abbey Road North, Shepley, Huddersfield, HD8 8DY
Description:	Discharge of condition 2 (materials) of previous reserved matters approval 2019/91638 for erection of 27 dwellings pursuant to outline permission 2017/92233 for erection of up to 34 dwellings
Recommending Officer:	Victor Grayson

DECISION – Discharge of Condition- Granted

I hereby authorise the approval of this application to Discharge Conditions for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

David Wordsworth

AUTHORISED OFFICER

Date: 25-Feb-2022

Officer Report

Discharge of condition 2 (materials) of previous reserved matters approval 2019/91638 for erection of 27 dwellings pursuant to outline permission 2017/92233 for erection of up to 34 dwellings

Decisions to date

2017/92233 – Outline planning permission granted 21/03/2018 for up to 34 dwellings.

2019/91638 – Reserved Matters approved 13/05/2020 for 27 dwellings.

2019/91879 and 2021/93876 – Applications to discharge outline conditions.

2019/92206 – Variation of condition 16 (drainage) of outline permission ref: 2017/92233. Granted 11/08/2021.

2021/91276 and 2021/94721 – Applications to discharge Reserved Matters conditions.

Consultation

The comments of KC Conservation and Design are referred to below.

Kirkburton Parish Council chose not to comment on the application.

Condition 2

Condition 2 reads as follows:

> *2. Prior to any superstructure works commencing, details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, facing stonework, roofing and window frames shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter maintained for the lifetime of the development.*
> ***Reason:** In the interests of the visual amenity and character of the surrounding area and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

The applicant has submitted a document titled “Abbey Road, Shepley – Condition #2 – Materials Nov 2021” by Enjoy Design, which refers to the following external materials:

- Natural sandstone “selected to match adjacent properties” for walls;
- Smooth-faced natural sandstone for cills and lintels;

- Marley “Edgemere” interlocking concrete tiles (colour: anthracite) for roofs; and
- UPVC double glazed casement windows (colour: RAL 7016).

In comments dated 10/01/2022, KC Conservation and Design stated:

> *“…generally satisfied. The stone appears to be of a reasonable match to the area. The proposed roof material is reasonable. It would have been more appropriate for slates to be used, as opposed to interlocking tiles, however the overall appearance will be reasonable. I would raise no concerns in respect of the windows.*
>
> *I would however ask for an informative to be added to the discharge of condition in respects of the stone. The batches should ensure they are all similar and that there is not too great a degree of variation in colour and tone”.*

The case officer put the above comments to the applicant and queried whether the applicant had considered using natural slate at this site, to complement the natural stone proposed for the walls. The case officer stated that natural slate would help the development better reflect its context. It was further advised that, alternatively, a suitable artificial/reproduction roofing material (e.g., products such as Greys Roofing’s Country Weathered reproduction stone slate or Bradstone Old Quarried Stone Roofing, which have been deemed acceptable at other sites in Kirklees where traditional Pennine vernacular predominates) may be appropriate.

The applicant responded on 23/02/2022, declining to propose natural slate. The applicant stated that the materials suggested by the case officer would cost four times the proposed concrete tiles. The applicant also submitted an image of a development where the proposed concrete tiles have been used along with natural stone walling.

The applicant has not submitted viability evidence (and no viability case was made under Reserved Matters application 2019/61/91638), therefore the above cost argument is not accepted. However, it is noted that various natural and artificial roofing materials have been approved and used near to the application site in recent years, including:

- 497 Penistone Road – condition 3 of permission ref: 2021/92710 refers to concrete tiles.
- The Coach House, 18A Abbey Road – the delegated report for application ref: 2020/90439 refers to “Hardrow slate duets-twilight”.
- 463 Penistone Road – applications 2014/90112 and 2020/91033 refer to natural blue slate.
- Land at Abbey Road North – Hardrow Twilight product approved under application ref: 2014/93447.

Given the above, and the comment of KC Conservation and Design, it is recommended that the proposed materials palette be approved.

Condition 2 will be discharged once the development has been completed in accordance with the details hereby approved. Condition 2 also includes an ongoing requirement for the approved materials to thereafter be maintained for the lifetime of the development.

Recommendation

Approve details pursuant to condition 2. Note that discharge is subject to implementation.

Decision Notice Text

Condition 2 – Information set out in the document titled “Abbey Road, Shepley – Condition #2 – Materials Nov 2021” by Enjoy Design is considered acceptable for the purpose of condition 2. That document refers to the following external materials:

- Natural sandstone “selected to match adjacent properties” for walls;
- Smooth-faced natural sandstone for cills and lintels;
- Marley “Edgemere” interlocking concrete tiles (colour: anthracite) for roofs; and
- UPVC double glazed casement windows (colour: RAL 7016).

Condition 2 will be discharged once the development has been completed in accordance with the details hereby approved. Condition 2 also includes an ongoing requirement for the approved materials to thereafter be maintained for the lifetime of the development.

Report Dated: 24/02/2022