Kirklees Council
Planning and Development Service
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Date: 10-Aug-2022
Our Ref: 2022/90742

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 condition 3 on previous permission 2007/93753 for erection of 2 semi detached dwellings with integral garages
rear of, 59/61, Station Road, Skelmanthorpe, Huddersfield, HD8 9BA
Application Number: 2022/90742

I write with reference to your application to discharge the conditions for the above development as submitted on 01-Mar-2022.

Condition 3 – Materials

The agent has submitted:
Materials sheet (no ref, no date, received 1st March 2022).
Photos of sample materials (no ref, no date, received 1st March 2022).
A letter from Kirklees Council discharging conditions 10-14, dated 11th January 2010.
A letter from Kirklees Council which states work has lawfully commenced, dated 2nd September 2011.

The submitted information outlines the proposed materials to be as follows:

Facing Brickwork to Plot 1&2:	TBS Old Pluckley blend
Roof Coverings:	Cedral Thrutone Smooth Blue Black slate
Windows and doors:	Black UPVC windows and Black external doors

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Officers firstly must address the timing of the submission of the information. The condition is pre-commencement condition. This information should have been submitted prior to works commencing. However, the applicant has received a formal letter from Kirklees Council stating that a lawful start has been made dating to 2011. Also, as this condition does not go to the heart of the application either, this application can be considered valid.

Notwithstanding the timing of the submission post the commencement of development, the submitted materials are considered acceptable. The proposed TBS Old Pluckley blend is a red brick which matches that used in the wider area. The Smooth Blue Black slate would represent a good quality finish to the dwellings, as would the Black UPVC windows and Black external doors. In light of the above, the proposed materials are accepted. Condition 3 can therefore be considered discharged for the sake of the pre-commencement condition. As per the condition wording, the development shall now be constructed of the approved materials.

Yours faithfully

Mathias Franklin
Head of Planning and Development