

**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:	2023/44/91255/W
Site Address:	Land at Hart Street, Newsome, Huddersfield, HD4 6LS
Description:	Discharge condition 4 (external materials) on previous permission 2021/91638 for reserved matters application pursuant to outline permission 2016/91479 (appeal no. APP/Z4718/W/17/3173711) for erection of 22 dwellings
Recommending Officer:	Nick Hirst

DECISION – Discharge of Conditions- Granted

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.

David Wordsworth

AUTHORISED OFFICER

Date: 13-Jul-2023

Application: 2023/44/91255/W

Site: Land at Hart Street, Newsome, Huddersfield, HD4 6LS

Proposal: Discharge condition 4 (external materials) on previous permission 2021/91638 for reserved matters application pursuant to outline permission 2016/91479 (appeal no. APP/Z4718/W/17/3173711) for erection of 22 dwellings

Assessment

Condition 4 (external materials)

4. Prior to above-ground building works commencing, details of all external materials (stonework / roof tiles / windows / verges etc.), to include details of the method of construction in terms of coursing/bonding pattern, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

Reason: *To ensure good design and in the interests of visual amenity, to comply with Policy LP24 of the Kirklees Local Plan.*

Condition 4 has previously been discharged. This application seeks to change the previously approved materials. The changes are;

Facing stone: from Newley Pitched Calder Buff to Costhorpe Buff Pitched.

These materials are very similar and there is no objection to the proposed Costhorpe Buff Pitched. The coursing pattern is also deemed acceptable.

Roofing: from Marley Edgemere, colour Anthracite to Marley Modern, colour anthracite

Officers consider the Marley Edgemere, previously approved, to be a higher quality material. Its finish resembles slate, whereas the Marley Modern is flat.

Notwithstanding the above, roofing materials in the area are varied. While the Edgemere may be preferable to officers, the Marley Modern would not appear unattractive nor harm the visual appearance of the area. Therefore, the Marley Modern is deemed appropriate in its own right.

All other materials are to remain as previously approved.

On the basis of the above, officers recommend that the submitted details are acceptable to discharge condition 4.

Recommendation: Approve Discharge of Condition.

Report Dated: 11.07.2023

Proposed Letter Text

Condition 4 (external materials)

You have submitted the document titled 'BBA Materials Key, Hart Street, Newsome Revision – B' to discharge condition 4.

I can confirm that the submitted details are acceptable for the initial purpose of condition 4. However, be aware that condition 4 has the following ongoing requirement, to ensuring ongoing compliance with the condition:

The development shall then be constructed in accordance with the approved details.