



Kirklees Council
Planning and Development Service
PO Box 1720
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Date: 11-Jan-2024
Our Ref: 2023/93141

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 6 (windows/doors) on previous permission 2021/92018 for
erection of extension and alterations to existing barn to form two dwellings (within a
Conservation Area)
The Gables, Lower Wellhouse Road, Wellhouse, Huddersfield, HD7 4ES
Application Number: 2023/93141**

I write with reference to your application to discharge the conditions for the above
development as submitted on 24-Nov-2023.

You have submitted:

- Eurocell Profiles Accreditations
- Material Properties – Eurocell Profiles
- Eurocell Technical Specifications – Colours and finishes
- Eurocell Technical Specifications – Min / max sizes
- Eurocell Technical information Slim rebate sash cement
- Eurocell Technical information standard sash cement
- Eurocell Technical specifications – System overview
- Eurocell Technical information Tilt and turn casement
- Eurocell Modus (main profiles, beads, PVC-U ancillaries, aluminium extrusions, miscellaneous components & PVC-U mouldings)
- Modus System guide
- Modus Trade brochure



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The submitted details do not satisfy the requirement for condition 6. The supporting information cannot be applied to any of the specific window and/or doors which would be installed as part of the development granted under application 2021/92018. The brochure sets out various options and it is unclear as to which option each of the fenestration details relate. Details of design and joinery have not been submitted in plan form (at 1/5 scale), as required by condition 6.

Such plans are required to show the design and joinery details for each window and door to be installed as part of the development.

Without this information we cannot conclude that the submitted information would ensure a scheme in the interests of visual amenity or conserve and enhance the Wellhouse Conservation Area, contrary to Policies LP24 and LP35 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

Yours faithfully

Mathias Franklin
Head of Planning and Development