



Kirklees Council
Planning and Development Service
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Date: 14-Feb-2024
Our Ref: 2023/93764

Dear Sir/Madam

**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 (facing brick), 6 (landscape and ecological enhancements) on
previous permission 2022/93525 for erection of extensions and alterations to
convert former agricultural buildings to form one detached dwelling
Butternab Farm, Butternab Road, Beaumont Park, Huddersfield, HD4 7BA
Application Number: 2023/93764**

I write with reference to your application to discharge the conditions for the above
development as submitted on 20-Dec-2023.

Condition 3 (material)

The following has been submitted in support of Condition 3:

- photographic evidence of a sample panel of brickwork prepared on site for the inspection and approval in writing by the Local Planning Authority. The specification indicates that this is reclaimed brickwork from walls demolished on site to make way for the proposals.

The reclaimed brick is acceptable for compliance with condition 3. Please note that it is only the brick approved by this discharge of condition, the specification for mortar mix and pointing was approved within 2023/93712.

Condition 3 will be discharged when the development is carried out using the approved material on the north-western wall of the area indicated as proposed living room / dining room on the approved plans.

Condition 6 (Landscape and ecological enhancements)

The following details are considered acceptable for the purposes of Condition 6:

- Landscape and Boundary Treatments as proposed plan (ref AL0006 B)
- annotated version of the above plan with details of soft landscape.

The plan provides full details of the proposed surfacing of pathways and parking spaces. These will be principally be natural stone paving and natural cobblestones. New and retained boundary treatments would be the retention of or new build dry stone wall with timber gates. The details of hard landscape are considered acceptable.

The soft landscape plan, **with the exception of no. 10 Cotoneaster**, is acceptable. Cotoneaster is now classified as an invasive species and is not approved. The soft landscape scheme is approved with the revision that the proposed planting species annotated as no. 10 is replaced with wild privet.

The ongoing requirements of condition 6 now require that the landscaping and ecological enhancements thus approved shall be implemented “within the first planting, sowing or landscape management season following the substantial completion of the dwelling and before first occupation...and shall be retained as such”.

Yours faithfully

Mathias Franklin
Head of Planning and Development