

**Strata Homes**

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Ref: PP-12825802

Date: 17/06/2024

Dear Sir or Madam

**APPLICATION TO DISCHARGE CONDITION 30 OF PLANNING PERMISSION REF:  
2021/62/93567/E (DEMOLITION OF EXISTING COMMERCIAL BUILDINGS AND ERECTION OF  
180 DWELLINGS WITH ASSOCIATED WORKS) FOR THE DEVELOPMENT OF LAND OFF  
WESTGATE, CLECKHEATON, BD19 5DR.**

We hereby submit an application to discharge condition 30 in respect of planning permission reference 2021/62/93567/E for the development of Land at Westgate, Cleckheaton, BD19 5DR.

The application has been submitted via the planning portal (ref: PP-12825802). The application fee of £145.00 will now have been cleared via the Planning Portal upon the Local Planning Authority's receipt of this application. In addition to this cover letter and the application form, the application is accompanied by the information as detailed below under the relevant condition headings.

**Application Context:**

In January 2024, email correspondence was exchanged with Nick Hirst to agree the parameters of the information to be submitted to enable the discharge of condition 30 (natural stone). It was outlined that the following items needed to be addressed:

1. Source of the stone/Name of the quarry
2. Manufacturers brochure (less common for natural materials, but a link to sales details would be welcome)
3. Include details of mortar
4. Various photographs (to include example buildings of where it has been used and close up images of the stone)

In May 2024, Strata met with Nick Hirst, Case Officer, from Kirklees Council on site to discuss the specification of the natural stone material. Prior to the site visit, a sample panel was built on site in order to understand how the proposed material would fit in with the surrounding area. It was subsequently agreed with Nick Hirst, that the natural stone material was satisfactory and can therefore be utilised by this development subject to the amendment to the colour of mortar from grey to sandy yellow.

### **Condition 30 - Natural Stone Facing Material**

Condition 30 reads as follows:

*“Notwithstanding the submitted details, plots 1, 2, 3, 4, 179, and 180 as shown on plan ref. “18-CL2-SEGB-WE-01 rev. J” shall be faced in natural stone. Prior to installation of the natural stone facing material on these plots, details of the proposed material shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.”*

Please note the following:

#### **Item 1: Source of the stone / Name of the quarry**

Strata will be sourcing the natural stone from Moor Top Quarry, Guisley.

#### **Item 2: Manufacturer’s brochure**

A manufacturers brochure is not available, this has also been confirmed by the manufacturer. Nevertheless, please note the following link takes you to the manufacturers website:

<https://jowettstone.co.uk/>

#### **Item 3: Include details of mortar.**

The type of mortar to be utilised is ‘CEMEX - Yellow Light Mortar.’

**Item 4: Various photographs to include example buildings of where it has been used and close up images of the stone.**

Please see the below images whereby a sample panel of the natural stone material proposed was built on site.



*Figure 1 – Sample of the Natural Stone Material Provided by the Supplier*



*Figure 2 - Sample of the Natural Stone Material Provided by the Supplier*



*Figure 3 – Sample of the Natural Stone Material Provided by the Supplier*

## Summary

We trust that the information provided will be sufficient to discharge the above condition.

In the meantime, we look forward to receiving confirmation that this application has been received and validated. If there is any further information required or any issues with any of the above, please do not hesitate to contact myself.

Yours faithfully,

Claire Linley  
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