

**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:	2024/44/91104/E
Site Address:	Land off, Kenmore Drive, Cleckheaton, BD19 3EJ
Description:	Discharge of condition 3 (materials) of previous permission 2020/91746 for erection of extra care development providing 80 apartments with associated communal facilities and landscaped gardens
Recommending Officer:	Louise Bearcroft

DECISION – Discharge of Condition – Approve

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.

Victor Grayson

AUTHORISED OFFICER

Date: 02/08/2024

Discharge of condition 3 (materials) of previous permission 2020/91746 for erection of extra care development providing 80 apartments with associated communal facilities and landscaped gardens

Condition 3 (materials)

Wording of condition

Details of all facing and roofing materials (including samples if requested) shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence. The development shall be constructed of the approved materials and be retained thereafter.

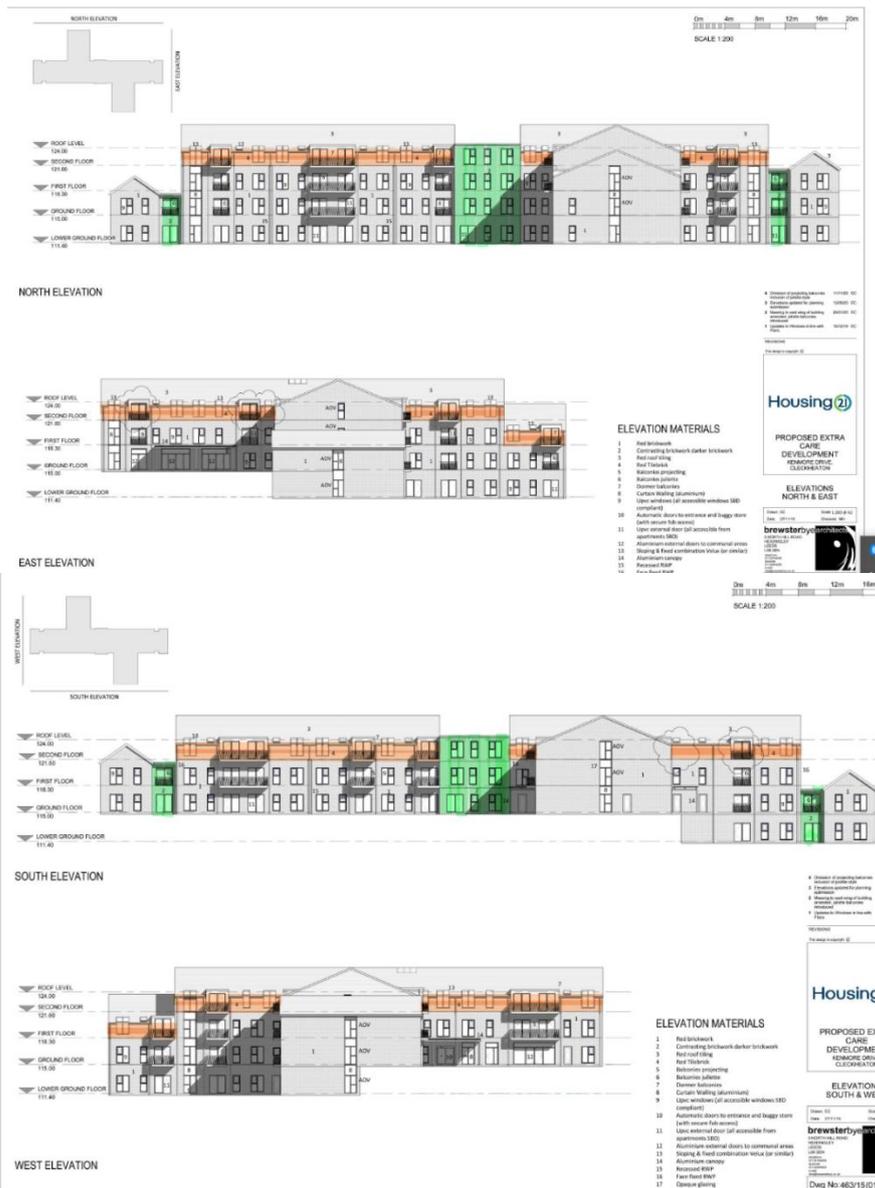
Reason: *In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan as well as Chapters 12 and 13 of the National Planning Policy Framework*

Documents Submitted

- Material Specification Sheet ref: 604/01
- Email dated 23/07/2024 confirming specification of cladding
- Email dated 29/07/2024 confirming specification of obscure glazing and that the external balconies are proposed to be omitted from the scheme.

Assessment

The original submission was incomplete and only provided details of bricks and roof tiles, and accordingly a full materials schedule was requested. The main body of the building would be constructed using a red brick (Cadeby Red Multi) with a contrasting darker coloured brick (County Multi Smooth). To the upper floor the facing material would be a tile brick in smooth red. The main roof tiles would be Redland Stonewold Tile in terracotta, and the flat roof section would have a single-ply membrane in grey. The applicant has provided the following marked up images of the elevations highlighting the areas to be constructed of the contrasting brick (highlighted in green) and the sections of tile brick to the upper floor (highlighted in orange).



The other materials include:

- Cladding between windows (previously identified as curtain walling) – single ply GRP in RAL colour 7016 (anthracite grey)
- Dormers – single-ply GRP in RAL colour 7016 (anthracite grey)
- Single roof lights – Velux UPVC in RAL colour 7016 (anthracite grey)
- Combination vertical and pitched roof lights – Velux UPVC in RAL colour 7016 (anthracite grey)
- Windows – UPVC in RAL colour 7016 (anthracite grey)
- Doors to common areas aluminium in RAL colour 7016 (anthracite grey).
- Juliet Balconies – powder-coated steel in RAL colour 7016 (anthracite grey)
- Fascia and rainwater goods would be UPVC in RAL colour 7016 (anthracite grey)
- Obscure glazing – Pilkington Glass Level 4

The development site borders neighbouring properties to each boundary, and the construction materials of these neighbouring properties predominately comprise a mix of red and buff brick, render, concrete roof tiles and cladded dormers. Some neighbouring properties are constructed from stone, including the Coachhouse Paddocks development to the south of the site. Taking into account the mix of construction materials within the vicinity of the site, which includes red brick, it is considered the use of red brickwork, and red tiles to the roof, GRP cladding sections in anthracite grey, and UPVC windows in anthracite grey, would be acceptable in the interests of visual amenity.

The applicant has confirmed that since the original permission was granted, the projecting balconies are to be omitted from the scheme and consequently no details of materials have been submitted for these features. The applicant has submitted a separate NMA application proposing revisions to the fenestration which is awaiting validation. For the purposes of this discharge of condition application, and in advance of the validation and determination of the NMA application, a note will be added to the decision that details for the projecting balconies are not approved.

Recommendation: Approve the Details (excluding projecting balconies)

Decision Notice Text

Documents Submitted

- Material Specification Sheet ref 604/01
- Email dated 23/07/2024 confirming specification of cladding
- Email dated 29/07/2024 confirming specification of obscure glazing and that the external balconies are to be omitted from the scheme

Assessment

You have submitted the above document and email correspondence. The details therein are considered to be acceptable for the purposes of the condition and are hereby approved. The condition cannot be fully discharged at this stage as it requires that the development shall be constructed of the approved materials and be retained thereafter.

In the interests of clarity, you have confirmed the projecting balconies are to be omitted from the scheme, and you have submitted a corresponding Non-Material Amendment application which is awaiting validation. For the purposes of this application, and in advance of the validation and determination of the NMA application, details of materials for the projecting balconies are not hereby approved. In the event the NMA application is not approved, the construction materials for the projecting balconies will be required for the purposes of this condition.

Report Dated:

01/08/2024
