



Kirklees Council
Planning and Development Service
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HD1 9EL

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Date: 07-Oct-2024
Our Ref: 2024/91923

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 conditions 3-7, 9, 11, 12 on previous permission 2023/90918 for erection
of detached dwelling (within a Conservation Area)
adj, 9a, High Street, Birstall, Batley, WF17 9ES
Application Number: 2024/91923**

I write with reference to your application to discharge the conditions for the above
development as submitted on 09-Jul-2024.

Conditions 3, 7, 9, 11 and 12 can be discharged at this time.

Conditions 4, 5 and 6 are compliance conditions and do not require discharging.

Condition 3 – Materials

The applicant has submitted a Proposed Site Plan '(PL)002' in support of the discharge of
condition 3. The submitted plan includes detail and photographs of the proposed materials
which are as follows:

- Walling – 140mm tumbled stone, regular coursing
- Roofing – concrete interlocking (photograph shows black)

The proposed details are considered to be in keeping with the existing development in the
area and as such are appropriate for the purposes of discharging condition 3. The
development shall be carried out in accordance with the approved details and retained as
such.

Condition 4 – surfacing

Condition 4 is a compliance condition and does not need to be discharged.

Condition 5 – Electric Vehicle Charging Point

Condition 5 is a compliance condition and does not need to be discharged.

Condition 6 – Bird box

Condition 6 is a compliance condition and does not need to be discharged.

Condition 7 – Bin Storage and Collection

The applicant has submitted a site plan ref: (PL)002A Rev.A to support the discharge of condition 7. The plan shows the location of bin storage adjacent to the proposed dwelling and this is considered an appropriate location. The plan also shows a bin collection point adjacent to High Street. This is considered acceptable for the purposes of discharging condition 7. The approved details shall be provided before first occupation and shall be retained thereafter.

Condition 9 – Noise

The applicant has submitted a Residential Noise Assessment ref: 'NP-011179' in support of the discharge of condition 9. Officers accept the report's findings and this is considered acceptable for the purposes of discharging condition 9. The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Condition 11 – Boundary Treatment

The applicant has submitted a Proposed Site Plan '(PL)002A Rev.A' in support of the discharge of condition 11. It details a vertical timber fencing panel along the southern and eastern boundary of the site which would be 1.8m in height. This would be in keeping with the existing fencing at no.9 and is considered acceptable for the purposes of discharging condition 11. The development shall thereafter be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained.

Condition 12 – Land Levels

The applicant has submitted an Existing Site Plan Topographical Survey ref: '(00) 002' in support of the discharge of condition 12. This shows the land levels of the existing site including the land levels of adjacent buildings eaves and roof levels. The agent has confirmed that the land levels will not change following development and therefore the details submitted are sufficient for the purposes of discharging condition 12. The development shall be carried out only in accordance with the details so approved and the dwelling hereby approved shall not be occupied until the works relating to that property have been completed. These shall be so retained thereafter.



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Yours faithfully

Mathias Franklin
Head of Planning and Development