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:	**2024/44/92042/W**
Site Address:	Bothy Cottage, Ward Place, Ward Place Lane, Holmfirth, HD9 2AB
Description:	Discharge condition 4 (windows and patio doors), 5 (roof lights) on previous permission 2023/93526 for erection of single storey rear extension and formation of new opening in existing outbuilding (Listed Building)
Recommending Officer:	Molly Storer

DECISION – APPROVE DISCHARGE OF CONDITIONS

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 10-Oct-2024

DISCHARGE OF CONDITIONS

Site: Bothy Cottage, Ward Place, Ward Place Lane, Holmfirth, HD9 2AB

Proposal: Discharge condition 4 (windows and patio doors), 5 (roof lights) on previous permission 2023/93526 for erection of single storey rear extension and formation of new opening in existing outbuilding (Listed Building)

Publicity: We are currently undertaking statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As this application relates to a Listed Building, we have publicised this application via the councils website, site notice and press publicity which had a final expiry date of 4th October 2024.

No representations were received.

ASSESSMENT

Condition 4 (windows and patio doors)

> *4. Notwithstanding the submitted plans and information, details of all proposed windows and patio doors (1:20 elevations and 1:5 sections) for the attached extension and the outbuilding shall be submitted to and approved in writing by the Local Planning Authority before their installation commences. Submitted information shall include glazing type, materials to be timber, profiles, colour, opening configuration and mechanisms, and depth within the reveals. Double glazed units shall be slim in section (4:8:4) with black spacers. Friction hinges, egress hinges and visible trickle vents shall not be permitted. The development shall be completed in accordance with the approved details thereafter retained.*
> ***Reason:*** *To ensure the satisfactory appearance of the development on completion for visual amenity and to retain the significance of the designated heritage asset and to accord with Policy LP24 and LP35 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD, as well as Chapters 12 and 16 of the National Planning Policy Framework.*

As part of this application the following has been submitted: -

- *Proposed Floor Plans Elevations Section Site Layout Ref: 214-23-BR02 D*
- *Proposed Window Details Ref: 214-23-BR05 A*
- *Window Schedule and Details Ref: 214-23-BR06 A*

Consultee response:

KC Conservation and Design have been consulted on the above details and made the following concluding comments:

Timber bi-fold doors, sash windows, outbuilding window – the submitted details are acceptable to discharge this condition.
Taking account of the response of the Conservation and Design team and the content of the submitted plans submitted for Condition 4 it is considered that this information is acceptable and in accordance with Policy LP24 and LP35 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD, as well as Chapters 12 and 16 of the National Planning Policy Framework. Therefore, is sufficient to enable the discharge of condition no.4 and this condition is therefore recommended to be discharged.

Condition 5 (Roof Lights)

> 5. Notwithstanding the submitted plans and information, details of the proposed roof lights to the attached extension (1:20 elevations and 1:5 sections or manufacturer's details) shall be submitted to and approved in writing by the Local Planning Authority before their installation commences. Submitted information shall include glazing type, materials to be timber, profiles, colour and opening light configuration. Roof lights shall be set flush with the roof covering unless otherwise approved. The development shall be completed in accordance with the approved details and thereafter retained.
> **Reason:** To ensure the satisfactory appearance of the development on completion for visual amenity and to retain the significance of the designated heritage asset and to accord with Policy LP24 and LP35 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD, as well as Chapter 12 and 16 of the National Planning Policy Framework.

As part of this application the following has been submitted: -

- *Proposed Floor Plans Elevations Section Site Layout Ref: 214-23-BR02 D*
- *Proposed Window Details Ref: 214-23-BR05 A*
- *Window Schedule and Details Ref: 214-23-BR06 A*

Consultee response:

KC Conservation and Design have been consulted on the above details and made the following concluding comments:

Patent glazed apex roof light on the extension and the conservation roof light on the utility room – the submitted details are acceptable to discharge this condition.

Taking account of the response of the Conservation and Design team and the content of the submitted plans submitted for Condition 5 it is considered that this information is acceptable and in accordance with Policy LP24 and LP35 of the Kirklees Local Plan, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD, as well as Chapters 12 and 16 of the National Planning Policy Framework. Therefore, is sufficient to enable the discharge of condition no.5 and this condition is therefore recommended to be discharged.

DECISION LETTER TEXT

Condition 4

You have submitted the following: -

- *Proposed Floor Plans Elevations Section Site Layout Ref: 214-23-BR02 D*
- *Proposed Window Details Ref: 214-23-BR05 A*
- *Window Schedule and Details Ref: 214-23-BR06 A*

Taking account of the response of the Conservation and Design team and the content of the submitted plans it is considered that this information is sufficient to enable the discharge of condition no.4 and this condition is therefore discharged.

Condition 5

You have submitted the following: -

- *Proposed Floor Plans Elevations Section Site Layout Ref: 214-23-BR02 D*
- *Proposed Window Details Ref: 214-23-BR05 A*
- *Window Schedule and Details Ref: 214-23-BR06 A*

Taking account of the response of the Conservation and Design team and the content of the submitted plans it is considered that this information is sufficient to enable the discharge of condition no.5 and this condition is therefore discharged.

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Report dated: 7th October 2024