

**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:	2024/44/92366/W
Site Address:	Land at Hart Street, Newsome, Huddersfield, HD4 6LS
Description:	Discharge of details reserved by condition 4 (materials) of previous reserved matters approval 2021/91638 pursuant to outline permission 2016/91479 (appeal APP/Z4718/W/17/3173711) for erection of 22 dwellings
Recommending Officer:	Nick Hirst

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: 03/02/2025

Application: 2024/44/92366/W

Site: Land at Hart Street, Newsome, Huddersfield, HD4 6LS

Proposal: Discharge of details reserved by condition 4 (materials) of previous reserved matters approval 2021/91638 pursuant to outline permission 2016/91479 (appeal APP/Z4718/W/17/3173711) for erection of 22 dwellings

Assessment

Condition 4 (materials)

4. Prior to above-ground building works commencing, details of all external materials (stonework / roof tiles / windows / verges etc.), to include details of the method of construction in terms of coursing/bonding pattern, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

Reason: *To ensure good design and in the interests of visual amenity, to comply with Policy LP24 of the Kirklees Local Plan.*

Condition 4 has previously had its details approved via Discharge of Conditions application ref. 2022/90602. This included the following products being approved:

- Newlay Pitched Calder Buff
- Abbey Art stone, colour M03
- Marley Edgemere, colour Anthracite

The development commenced using the above materials. However, following a supply issue, the applicant stated they were unable to source more of the Newlay Pitched Calder Buff, although several units had been built (or part built) using it.

To address this the applicant sought to re-discharge the condition with a new facing stone (specifically Costhorpe, Buff Pitched). It was also proposed to change the roofing to Russell Grampian roof tiles in anthracite. Officers were not averse to this, as it was considered each product was suitably similar to the original materials.

However, following this application being submitted another change in circumstances occurred. The applicant has now reverted to proposing the previously approved Newlay Pitched Calder Buff. This remains acceptable.

The proposal remains to change the roofing from the Marley Edgemere material to Russell Grampian. Each of these are artificial products of similar appearance and quality and officers have no objection to the alteration.

Officers recommend that the submitted details be approved. Given that the condition has an ongoing requirement, full discharge cannot be granted at this

stage. A note of the ongoing requirement is recommended to be included on the decision notice.

Recommendation: Approve details

Report Dated: 03/02/2025

Draft Decision Text

Condition 4 (materials)

You have submitted the following documents pursuant to condition 4:

- Doc ref. BBA Materials Ket rev. D
- Plan ref. 571/07(03)008 Rev. H
- Plan ref. 571/07(03)009 Rev. J

I can confirm that the submitted details are acceptable for the initial requirement of condition 4.

Be aware that the condition has the following ongoing requirement which must be adhered to, to ensure ongoing compliance with condition 4:

The development shall then be constructed in accordance with the approved details.