



Kirklees Council
Planning and Development Service
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Date: 14-Nov-2024
Our Ref: 2024/92523

Dear Madam,

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge of details reserved by condition 28 (materials) of previous permission
2021/93567 for demolition of existing commercial buildings and erection of 180
dwellings with associated works
Land Off, Westgate, Cleckheaton, BD19 5DR
Application Number: 2024/92523**

I write with reference to your application to discharge the conditions for the above development as submitted on 04-Sep-2024.

Condition 28 (materials)

The following materials are proposed:

Facing materials

- Ibstock Hardwick Minster Cream Blend (buff brick)
- Newlay Calder Buff Pitched (artificial Yorkshire stone)
- Wienerberger Calderwood Claret (red brick)

Roofing materials

- Russell Grampion Concrete roof tile in Slate Grey
- Russell Grampion Concrete roof tile in Terracotta

The proposed layout of the materials is shown on plan ref: BY00101-STH-B01-XX-DR-A-MP001.

I can confirm that the submitted details are acceptable for the initial requirement of condition 28 and are hereby approved. However, be aware that condition 28 has the following ongoing requirement, which must be adhered to, to ensure ongoing compliance:

The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.

Yours faithfully,

Mathias Franklin
Head of Planning and Development