



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Louise Bearcroft

Tom Cook
Zerum
3rd Floor 36-38
The Calls
Leeds
LS2 7EW

Kirklees Direct
Tel: 01484 221000
Email: louise.bearcroft@kirklees.gov.uk

Date: 06/12/2024
Our Ref: 2024/92906

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 of condition 4 (materials) of previous Reserved Matters approval 2016/90711 for erection of continuing care retirement community of approx 300 units, residential care home and central community facilities pursuant to outline permission 2012/91503 for Extension to time limit to previous permission 2005/91330 for outline application for erection of continuing care retirement community of approx 300 units, residential care home and central community facilities

Former Storthes Hall Hospital, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0WA

Application Number: 2024/92906

I write with reference to your application to discharge the conditions for the above development as submitted on 10/10/2024.

Condition 4 (Materials)

Documents Submitted

- Covering Letter
- Photographs of prototype dwelling and factory
- Concrete Material Specification

Assessment

You have submitted the above documents pursuant to condition 4. The details of the large panel reinforced concrete system with a stone effect cast into the surface are considered to be acceptable for the purposes of condition 4.

In the interests of clarity, the following is noted:

- This approval does not give consent to deviate from the approved dimensions and design/fenestration detailing of the dwellings which remain as previously approved. The photograph of the prototype dwelling was submitted for the purposes of assessing the appearance of the concrete panel system only. Any other revisions would be outside of the remit of this application.
- The roofing tile specification remains as previously approved pursuant to application ref 2018/91011. For clarity, it is noted that this is Type 1 – Redland Clay Rosemary in red.
- All other materials (doors and windows) remain as approved pursuant to application ref 2018/91011.
- The submission includes no reference to the two-storey community facility, and no details in respect of this building have been submitted or considered as part of this application. Accordingly, the details remain as previously approved.
- The reference to Air Source Heat Pumps in the covering letter falls outside of the remit of this condition.

Yours faithfully

Victor Grayson

Victor Grayson, Development Management Masterplanner
for Mathias Franklin, Head of Planning and Development