

**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:	2024/44/93260/W
Site Address:	Moss Edge Farm, Moss Edge Road, Holmbridge, Holmfirth, HD9 2SD
Description:	Discharge of condition 3 (materials) on previous permission 2024/90476 for demolition of Pole Barn and erection of one dwelling
Recommending Officer:	Lucy Taylor

DECISION – DISCHARGE OF CONDITION APPROVED

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.

John Holmes

AUTHORISED OFFICER

Date: 10-Jan-2025

Officer Report – Discharge of Conditions Application

Moss Edge Farm, Moss Edge Road, Holmbridge, Holmfirth, HD9 2SD.

This application seeks to discharge condition 3 (materials) on previous permission 2024/90476 for demolition of Pole Barn and erection of one dwelling.

Condition 3 – Materials:

Prior to the superstructure of the hereby approved dwellinghouse commencing, details of external facing and roofing materials to be used shall be provided for inspection of and approval in writing by the Local Planning Authority. Thereafter the development shall be undertaken in accordance with the details so approved. Reason: In the interests of visual amenity, in accordance with Policies LP24 of the Kirklees Local Plan, Principle 13 of the Council's adopted Housebuilders Design Guide SPD and policies within Chapter 12 of the National Planning Policy Framework.

Assessment:

The supporting information submitted by the applicant, including:

- Document by Hinchliffe Architecture & Design Ltd

Within the officer's report for planning application 2024/90476, the description section of report sets out that the materials to be used would be reclaimed coursed stone, with art stone tiling.

The document by Hinchliffe Architecture & Design Ltd submitted for this discharge of conditions application sets out that the proposed external walls of the dwelling are to be constructed from 100mm Yorkshire Sandstone (Cartworth Moor, Holmfirth Quarried) and the roofs to be constructed from Truestone Yorkshire Style Natural Stone Roof Slates. The document provides photographs of the the stone and roof slates. This is considered to satisfy the requirement of condition 3 for details of external facing and roofing materials being provided for inspection of the Local Planning Authority.

The materials detailed within the submitted document are considered to be appropriate to discharge condition 3. The materials are in keeping with the materials described in the planning application (2024/90476), stone and stone tiling, which are in keeping with the materials used in the construction of other dwellings which have recently been granted planning permission in the immediate vicinity.

The proposed materials are considered to have an acceptable impact upon visual amenity and their use in the construction of the development would ensure the development would be in accordance with Policies LP24 of the Kirklees Local Plan, Principle 13 of the Council's adopted Housebuilders

Design Guide SPD and policies within Chapter 12 of the National Planning Policy Framework.

Decision Notice Text

Condition 3 – Materials:

You have submitted:

- Document by Hinchliffe Architecture & Design Ltd

The details submitted are acceptable and satisfy the requirements of condition no.3 and this condition is discharged on the basis of the submitted details. There is an ongoing requirement of condition 3 that the development is constructed in accordance with the approved details.