

**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:	<b>2024/44/93553/W</b>
Site Address:	Adj, 155, Longwood Road, Paddock, Huddersfield, HD3 4EH
Description:	Discharge of details reserved by conditions 3 (facing materials), 4 (roofing material), 8 (Phase I Desk Study Report) on previous permission 2024/90881 for Erection of two dwellings
Recommending Officer:	Edward Cheseldine

**DECISION – Discharge of Conditions - 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.**

Kirsty Nicholls

***AUTHORISED OFFICER***

**Date: 10-Feb-2025**

## **Officer Report**

2024/93553 - Adj, 155, Longwood Road, Paddock, Huddersfield, HD3 4EH

### **Proposal Description**

Discharge of details reserved by conditions 3 (facing materials), 4 (roofing material), 8 (Phase I Desk Study Report) on previous permission 2024/90881 for Erection of two dwellings

#### **Condition 3 & 4**

3. Prior to the construction of the dwellings hereby approved above slab level, details of all the external facing materials of the walls of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the dwelling shall be erected in accordance with the approved details and retained as such. Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles 2 and 13 of the Kirklees Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

4. Prior to the construction of the dwellings hereby approved above slab level, details of the external roofing material of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the dwelling shall be carried out in accordance with the approved details and retained as such. Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles 2 and 13 of the Kirklees Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

#### *Assessment*

Paragraph 10.29 of the committee report for 2024/90881 states, '*The use of natural stone to the frontage and artificial stone to the side and rear is on balance considered to be acceptable given that the site is not within a Conservation Area or near any Listed Building*'.

The applicant has supplied imagery of the external wall materials. Site imagery indicates the use of natural coursed stone of similar dimensions. None of the surrounding buildings have undertaken stone cleaning, however it is recognised that matching the appearance of historic stone would be unreasonable, therefore the sandstone is acceptable as it will weather over time. Both natural stone and artificial stone are suitable matches.

Grey smooth concrete roofing tiles are identified within the Material Schedule. There are similar tiles visible within the streetscene, therefore the materials match the local character of similar dwellings in close proximity.

Condition 3 & 4 can be discharged, on the proviso that the materials identified in the 'Materials Schedule' are installed and retain thereafter.

#### Condition 8

8. Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework

#### *Assessment*

The applicant has submitted 20475-R-001-V01\_Ground Investigation Report (intrusive), authored by Soil and Structures.

KC Environmental Health reviewed the documentation. They were satisfied with the submitted information and recommended the condition to be discharged. The applicant is reminded that all other contaminated land conditions remain in place.

#### Decision Notice

#### *Condition 3 & 4*

Materials samples have been provided by the applicant. The materials are natural stone, artificial stone and smooth concrete roof tiles, that are in keeping with the local character of the street. For the purposes of the assessment, Condition 3 & 4 can be discharged, so long as the materials identified in the Materials Schedule are installed and retain thereafter.

#### *Condition 8*

The applicant has submitted 20475-R-001-V01\_Ground Investigation Report (intrusive), authored by Soil and Structures. KC Environmental Health recommended the report is satisfactory for the discharge of Condition 8, which the Officer agrees with. Condition 8 is therefore discharged.

***The applicant is reminded that all other contaminated land conditions remain in place.***