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Planning Development

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APPLICATION TO DISCHARGE CONDITION 3 FOR CONVERSION, ALTERATIONS AND EXTENSIONS TO EXISTING BARNs TO FORM 10 DWELLINGS TOGETHER WITH ASSOCIATED GARAGES, ACCESSES, PARKING SPACES, LANDSCAPING, DRAINAGE POND AND BOUNDARY TREATMENT. DEMOLITION OF REDUNDANT AGRICULTURAL STRUCTURES; ALTERATIONS TO EXISTING ACCESS ROAD; AND FORMATION OF NEW (DIVERTED) BRIDLEWAY AT SEVENTY ACRE FARM, MELTHAM ROAD, HONLEY, HOLMFIRTH, HD9 6RG

LPA REF: 2023/92075

Dear Sir or Madam,

This application seeks to discharge condition 3 on the above planning permission.

Condition 3 states:

The development shall be constructed in complete accordance with the Materials Schedule rev B (reference 22146), unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed and retained thereafter in the approved materials.

Reason: *In the interests of the visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

Regarding the roof slates, the Materials Schedule rev B (reference 22146) states that "existing natural stone slates to be retained and re-used on site. There are no requirements to bring in new slates due to the surplus available on site. Slates are to be cleaned and checked for serviceability prior to re-use."

Unfortunately, the existing Yorkshire slates have been found to be in a poor condition. They are badly laminated throughout and as a result there are many unusable ones. This has left a shortfall of approx. 700 sq.m of roof to source new slates for. This has proved to be extremely difficult given how scarce this type of roof slate is. Even if some slates can be sourced, it is highly likely the roof would end up looking patchy as the slates would likely be sourced in small batches from various places. This would result in a detrimental impact on the overall aesthetics of the development.

The applicant is therefore proposing that natural Indian sandstone roof slates be used instead to cover the relevant sections of roof that were meant to be covered by natural Yorkshire slates. Natural Indian roof slates are readily available and can be sprayed to age them so that they look almost identical to natural Yorkshire slates.

It is noted that the applicant was permitted to use natural Indian slates at the development on Broad Lane, Upperthong which related to the rebuild of three grade II listed cottages (see photographs below).

The proposed natural Indian roof slates are from Truestone Roofing at Brockholes - <https://www.truestoneroofing.com/range/22mm-yorkshire-style-natural-stone-roofing/>

The product is natural sandstone imported from India that's calibrated to 22mm thick then sprayed to age it. The applicant has opted for a bespoke shade (see photograph below). This slate looks very similar to reclaimed Yorkshire slates.

We hope that this information is sufficient to discharge condition 3.

Please contact us if you have any questions or matters to discuss.

Yours faithfully,

Alison Dumville AssocRTPI

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Broad Lane Development Example





The proposed shade of natural Indian slate

