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Date: 21-May-2025  
Our Ref: 2025/90257

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 conditions 4 (materials), 7 (AIP), 10 (ventilation), 11 (noise) on previous permission 2023/90553 for change of use of 2 dwellings and 2 commercial units to form 6 flats with associated extensions and alterations  
145, Westgate, Heckmondwike, WF16 0EW  
Application Number: 2025/90257**

I write with reference to your application to discharge the conditions for the above development as submitted on 30-Jan-2025.

Condition 4

The application includes the submitted photographic material samples of masonry exterior materials and roof tiles. The material samples are acceptable for the discharge of Condition 4 given the surrounding building group.

Condition 7

KC Highways Structures have confirmed an AIP is no longer required, therefore Condition 7 is considered to be discharged.

Condition 10

The applicant submitted the following:

- Ventilation Specification Details, by Blauberg Ventilation, received 8<sup>th</sup> April 2025
- Ventilation Plan, authored by the applicant, received 31 January 2025 with additional information received on 19 May 2025

The details are acceptable given ventilation is to be drawn from the rear of the building away from Westgate, therefore Condition 10 can be discharged on the proviso that the ventilation equipment is installed as per the specification details and ventilation plan and retained thereafter.

### Condition 11

The applicant has submitted the following:

- Noise Assessment authored by Clement Acoustics dated 13 February 2023 Ref 18144.

The report states the external area meets the requirements of BS8233 and no mitigation is required. KC Environmental Health agreed with the report and recommended its discharge. Therefore Condition 11 is deemed suitable for discharge.

Yours faithfully

Mathias Franklin  
Head of Planning and Development