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:	**2025/44/90607/W**
Site Address:	Land off, Upperthong Lane, Upperthong, Holmfirth, HD9 3UZ
Description:	Discharge of details reserved by condition 2 (materials) on previous permission 2023/92711 for reserved matters application for erection of one dwelling persuant to outline permission 2020/93470 for erection of residential development
Recommending Officer:	Joshua Merriman

DECISION – Discharge of Condition 2 - 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: 30-Apr-2025

DISCHARGE OF CONDITIONS

Reference No. 2025/90607

Site Address: Land off, Upperthong Lane, Upperthong, Holmfirth, HD9 3UZ.
Proposal: Discharge of details reserved by condition 2 (materials) on previous permission 2023/92711 for reserved matters application for erection of one dwelling pursuant to outline permission 2020/93470 for erection of residential development.

The merits of the application have previously been assessed under reference 2023/92711 and permission granted for erection of one dwelling pursuant to outline permission 2020/93470 for erection of residential development.

The application is now seeking to discharge Condition 2 on previous permission 2023/92711.

ASSESSMENT

Condition 2 (Materials)

2. The external materials used in the construction of the retaining walls hereby approved shall consist of natural stone and shall match external materials used within the dwelling hereby approved. The external materials used in the construction of the dwelling shall consist of natural stone and grey natural stone slate roof tiles. Samples of the proposed walling stone and roof tiles shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the retaining walls and/or building above slab level. The development hereby approved shall not be brought into use until it is completed in accordance with the approved materials which shall be retained thereafter.
Reason: To ensure a satisfactory appearance of the development on completion in the interests of visual amenity, to accord with Policies LP1, LP2, LP11 and LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework, Principles 2 and 13 of the Housebuilders Design Guide SPD and Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan.

Assessment of Condition 2

As part of this application the following has been submitted: -

- Application Form
- Materials Schedule

After review of the documents provided to support the application, the sample materials submitted, including Natural Coursed Stone and Natural Stone Slate Roof Tiles, can be considered acceptable and match the condition imposed on previous permission 2023/92711.

It is therefore concluded that the scheme submitted for Condition 2 is acceptable, in accordance with Policies LP1, LP2, LP11 and LP24 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework, Principles 2 and 13 of the Housebuilders Design Guide SPD and Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan.

DECISION LETTER TEXT

Condition 2:

You have submitted the following: -

- Application Form
- Materials Schedule

The Materials Schedule submitted satisfies Condition 2 and this condition is therefore discharged.