



Kirklees Council
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Date: 06-Oct-2025
Our Ref: 2025/90678

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 details reserved by conditions 5 (noise), 8 (boundary treatments) on
previous permission 2023/90833 for Reserved matters application pursuant to
outline permission 2021/91695 for erection of residential development (5 dwellings)
5-7, Ossett Lane, Earlsheaton, Dewsbury, WF12 8LU
Application Number: 2025/90678**

I write with reference to your application to discharge the conditions for the above
development as submitted on 11-Mar-2025.

Condition 5 can be discharged at this time.

Condition 8 must remain.

Condition 5 – Noise

The applicant has submitted the following documents to support the discharge of condition
5:

- Validation Report by Enzygo, ref: SHF.1888.002.NO.TL.001 – dated 11/03/2025

KC Environment Health have reviewed this report and are satisfied that the submitted
report is acceptable for the purposes of discharging condition 5.

Condition 5 can therefore be discharged at this time.

Condition 8 – Boundary Treatment

The applicant has submitted the following documents to support the discharge of condition 8:

- 1 photograph of the front boundary wall of the properties.
- 2 screenshots from CCTV imagery of the rear and front of the properties.

Condition 8 was partially discharged under application 2023/93148 where full details of the proposed fencing was submitted to and approved by the Local Planning Authority.

Officers have therefore assumed that the submitted details are to discharge the second part of condition 8: *“The development shall thereafter be completed in accordance with the approved details before the dwelling is first brought into use and thereafter retained.”*

The submitted information shows a stone retaining wall to the front of the site and timber fencing to the rear; however, it does not provide any details of the location of the fencing or details of the height. Therefore, officers cannot accept the submitted details.

Nevertheless, it should be noted that the second part of condition 8 is a prescriptive planning condition that cannot, and need not, be discharged. It sets a required standard that must be adhered to. It does not require that any details be provided, to demonstrate compliance or otherwise.

Condition 8 will therefore remain as partially discharged, as determined under application 2023/93148.

Yours faithfully

Mathias Franklin
Head of Planning and Development