

**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:	2025/44/90904/W
Site Address:	Shaley Farm, Shaley, Sandy Gate, Scholes, Holmfirth, HD9 1RY
Description:	Discharge of details reserved by condition 5 (Materials) on permission 2024/90454 for conversion of existing barn to form holiday let
Recommending Officer:	Elenya Jackson

DECISION – DISCHARGE OF CONDITON 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.

John Holmes

AUTHORISED OFFICER

Date: 23-May-2025

Officer Report

Shaley Farm, Shaley, Sandy Gate, Scholes, Holmfirth, HD9 1RY

Discharge of details reserved by condition 5 (Materials) on permission 2024/90454 for conversion of existing barn to form holiday let

Condition 5:

5. Prior to their use, details of all the external facing and roofing materials to be used in the conversion of the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed using the approved materials, prior to the hereby approved building being brought into use. Reason: In the interests of the visual amenity, to preserve the openness of the Green Belt and to accord with Policies LP1, LP2, LP11, LP24 and LP60 of the Kirklees Local Plan, Principle 13 of the Housebuilders Design Guide SPD, Policies 1 and 2 of the Holme Valley Neighbourhood Plan and Chapters 12 and 13 of the National Planning Policy Framework.

Assessment Condition 3

The following details have been submitted:

- Document received 31st March 2025 containing photograph of a building constructed from timber and profile sheeting and photograph of stone materials.
- Emails dated 15th & 20th May 2025
- Updated drawing 01 revB

The submitted details have been reviewed by officers.

Within drawing 01RevB submitted as part of application 2024/90454 annotations are in place on the plan stating 'timber boarding', 'natural stone' and 'profile sheeting'. The specific materials of construction were, however, subject to condition.

An updated version of drawing 01revB has been provided, which shows natural stone would be used to all elevations, this is also confirmed within an email dated 15th May. Within an email received 20th May the following is stated in relation to the stone 'all elevations are to be stone – see attached. The stone is from JTD a local stone merchant who carry out the tumbling – we believe their sources are Cartworth Moor Quarry and Marshalls at Crosland Moor'

Within the email dated 20th May it is confirmed 'Box Profile Plastisol Coated Roof Sheet – Anthracite colour' would be used. An image is provided within the email and also an example image is provided within the initially submitted information.

Condition 5 requires details of all the external facing and roofing materials to be used in the conversion of the building. The documents submitted detail that the

elevations would be stone and the roof is to be Box Profile Plastisol Coated Roof Sheet in an anthracite colour. The submitted detail is considered to satisfy the information requirements of the condition. Moreover the submitted information is considered to be acceptable to enable the discharge of this condition and it is considered the materials of construction would have an acceptable visual impact.

This conclusion is drawn having regard to the conclusions of the case officer report, in relation to use of profile sheeting to the roof. Whilst concern was raised, and the reason for the condition, in part, a requirement to 'ensure that the proposed materials are sympathetic to, and reflective of surrounding buildings and the context of the area' weight is afforded the fact the submitted scheme seeks natural stone to all elevations and the profile sheeting colour would be sympathetic to the locality and a neutral tone. The roof of the building is a pitch whereby it would be difficult to achieve stone / slate / concrete tile materials for the roof.

It is considered that the supporting details sufficiently detail the proposed materials / area of the building they would be used and are acceptable.

The details are therefore considered acceptable for the discharge of condition 3.

Decision notice text

The following details have been submitted:

- Document received 31st March 2025 containing photograph of a building constructed from timber and profile sheeting and photograph of stone materials.
- Emails dated 15th & 20th May 2025
- Updated drawing 01 revB

The submitted details are considered acceptable and condition 3 is therefore discharged. It is a requirement of this condition that the development is completed using the approved materials, prior to the building being brought into use