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:	**2025/44/91362/W**
Site Address:	94B, New North Road, Edgerton, Huddersfield, HD1 5QP
Description:	Discharge of details reserved by condition 4 (window and door scheme) on previous permission 2022/94073 for external alterations including changes to fenestration [within a Conservation Area]
Recommending Officer:	Joanna Rednall

DECISION – DISCHARGE OF CONDITION 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: 17-Nov-2025

DISCHARGE OF CONDITIONS

2025/91362

Site: 94B, New North Road, Edgerton, Huddersfield, HD1 5QP

Proposal: Discharge of details reserved by condition 4 (window and door scheme) on previous permission 2022/94073 for external alterations including changes to fenestration [within a Conservation Area]

Negotiations/Amendments received

Following comments from KC Conservation and Design, officers requested clarification on the proposed uPVC windows, as timber windows had previously been advised. Conservation officers subsequently required the scheme to be amended to incorporate timber windows and doors, recessed 100–150mm from the stone face, with revised 1:20 plans and 1:5 sections submitted.

Updated drawings were provided by the applicant's agent on 6th October 2025, and the application has been progressed to determination based on this revised scheme.

ASSESSMENT

Condition 4

> 4. No window and / or door shall be installed until a scheme for that window and / or door has first been submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme shall include 1:20 elevations and 1:5 sections of the proposed window(s) and / or door(s). The submitted scheme shall include details of the lintols and transoms between floor levels. All window(s) and door(s) shall be installed in accordance with the approved scheme and retained thereafter.
> **Reason:** In the interests of visual amenity of the locality, to preserve the significance of the Conservation Area and nearby Grade II listed buildings to accord with Policies LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 12 and 16 of the National Planning Policy Framework and Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document.

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

- Windows & Doors First Floor drawing no. 104
- Windows & Doors Details Sheet 1 drawing no. 100
- Windows & Doors Details Sheet 2 drawing no. 101revA
- Windows & Doors Ground Floor drawing no. 103
- Windows & Doors Lower Ground Floor drawing no. 102

Consultee response:

KC Conservation and Design have been consulted on the above details and made the following concluding comments:

The officer report for 2022/94073 sets out that KC Conservation and Design acknowledged that the existing windows are not historic and they have no objection to their replacement with new windows, however officers raised concerns about their design: *"They recommend that all lintols are retained in their existing positions with the new transoms between floor levels recessed and designed as part of the timber window frames rather than as inserted stone lintols, so that the historic openings can be understood."*

Following comments from KC Conservation and Design, officers requested clarification from the agent regarding the proposed uPVC windows, as the Council's Conservation Team had previously advised under application 2022/94073 that timber windows would be acceptable subject to specific design details. The applicant's agent initially justified the use of uPVC; however, Conservation officers requested that the scheme be amended to incorporate timber windows and doors, supported by revised 1:20 plans and 1:5 sections. Given the buildings location within a designated Conservation Area, adjacent to another Conservation Area, and within the setting of Listed Buildings, the new windows and doors are required to respect the original character of the building. Timber frames are therefore expected to be recessed 100–150mm from the front face of the stone where possible. Officers have reviewed the submitted information, including the revised plans received on 6th October, and consider the scheme suitable for addressing Condition 4.

Drawing 101RevA has been updated, which sets out the use of timber windows and doors. Taken in conjunction with the submitted information and having regard to the response of the Conservation Team it is considered the proposed scheme is acceptable and the discharge of this condition on the basis of the submitted information is recommended.

Taking account of the response of the Conservation and Design team and the content of the submitted plans submitted for Condition 4, it is considered that this information is acceptable and in accordance with Policies LP24 and LP35 of the Kirklees Local Plan, policies within Chapters 12 and 16 of the National Planning Policy Framework and Principles 1 and 2 of the Council's adopted House Extensions and Alterations Supplementary Planning Document. Therefore, the submitted information is sufficient to enable the discharge of condition no.4 and this condition is therefore recommended to be discharged.

DECISION LETTER TEXT

Condition 4

You have submitted the following: -

- Windows & Doors First Floor drawing no. 104
- Windows & Doors Details Sheet 1 drawing no. 100
- Windows & Doors Details Sheet 2 drawing no. 101revA
- Windows & Doors Ground Floor drawing no. 103
- Windows & Doors Lower Ground Floor drawing no. 102

The submitted scheme is considered acceptable and sufficient for the discharge of condition no.4. This condition is therefore discharged. It is a requirement of this condition that all window(s) and door(s) shall be installed in accordance with the approved scheme and retained thereafter

Report dated: 11th November 2025