



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Katie Chew

Andy Gorrod,
Homes By Honey
Lumina
Park Approach
Leeds
LS15 8GB

Kirklees Direct
Tel: 01484 221000
Email: Katie.chew@kirklees.gov.uk

Date: 07-Oct-2025
Our Ref: 2025/91757

Dear Sir

**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 condition 8 (materials (dwellings)) and condition 9 (retaining wall materials) on previous permission 2024/90058 for reserved matters application, including considerations of appearance, scale, layout, and landscaping, for erection of 67 dwellings, pursuant to outline permission 2020/92307 for erection of residential development (up to 75 units) and discharge of outline conditions 7 (archaeology), 8 (foul and surface water drainage strategy), 9 (flood routing), 10 (mitigatory tree planting), 11 (cycle parking), 12 (arboricultural assessment), 13 (Ecological Design Strategy), 14 (Ecological Impact Assessment) and 15 (noise impact assessment)

**Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS
Application Number: 2025/91757**

I write with reference to your application to discharge the conditions for the above development as submitted on 25-Jun-2025.

Overview

An interim decision letter pursuant to this DOC application was issued 09/09/2025, with the following position:

Discharged and/or details approved: 9

Details not approved: 8

This letter relates to the condition which has not previously had its details approved.

Condition 8 (materials)

Pursuant to Condition 8, you have submitted:

- Material Plan, Drawing No. C005 MP, Rev D, received 02/09/2025.
- Anstone Brochure, received 26/06/2025.
- Photograph of sample panel of Danum TLE Dark Grey roof tiles, received 22/07/2025.
- Danum TLE product datasheet, received 22/07/2025.
- Photograph of sample panel of artificial stone – Anstone Olde Heather Black, received 07/07/2025.
- Photograph of sample panel of natural stone – 140mm Stanton Stone pitched faced, received 07/07/2025.
- CUPA 4 Brochure, showing non-carbonated slate formed by tectonic compression, coloured in blue/black with thin laminations and a smooth surface, received 09/09/2025.

The information submitted pursuant to Condition 8 is acceptable, therefore Condition 8 is hereby approved.

However, Condition 8 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance:

The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.

Yours faithfully

Mathias Franklin
Head of Planning and Development