

**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:	<b>2025/44/92100/W</b>
Site Address:	adj, 33, Arthur Street, Golcar, Huddersfield, HD7 4DF
Description:	Discharge of details reserved by condition 4 (materials) of previous permission 2023/93083 for demolition of detached garage and erection of 1 no. detached dwelling, formation of car parking spaces and access, associated landscaping, reconfiguration of parking spaces and access for existing dwelling
Recommending Officer:	Molly Storer

**DECISION – APPROVE DISCHARGE OF CONDITION 4**

**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.**

Sarah Longbottom

***AUTHORISED OFFICER***

**Date: 23-Sep-2025**

## **Officer Report**

**Reference No.** 2025/92100

**Site Address:** Land Adjacent, 33, Arthur Street, Golcar, Huddersfield, HD7 4DF.

**Proposal:** Discharge of details reserved by condition 4 (materials) of previous permission 2023/93083 for demolition of detached garage and erection of 1 no. detached dwelling, formation of car parking spaces and access, associated landscaping, reconfiguration of parking spaces and access for existing dwelling.

## **Assessment**

### **Condition 4 – Materials**

4. Construction of the dwelling hereby approved above slab / foundation level shall not commence until samples of the materials to be used in the external walls and roofing of the hereby approved dwelling have been left on site for the inspection and approval in writing by the Local Planning Authority. The approved dwelling shall be constructed from the approved materials which shall thereafter be retained.

**Reason:** In the interests of visual amenity and to ensure that the materials of construction are appropriate to the site and the wider context and to accord with Policy LP24 of the Kirklees Local Plan, Principle 13 of the Council's adopted Housebuilders Design Guide, and Policies contained within Chapter 12 of the National Planning Policy Framework.

### **Assessment of Condition 3**

A document titled 'Statement in support of a discharge of conditions application at land adjacent 33 Arthur Street, Golcar HD7 4DF' details the walling and roofing materials proposed for the dwelling as well as the materials proposed for the dormer. The proposed walling materials will be cavity Brickwork with an outer face of Carlton Heather Sandfaced wirecut Brick to match existing. Roof construction is Marley Double Roman Concrete Interlocking Roof Tiles in Smooth Grey to match existing. Dormer front and cheeks are clad in White Smooth composite Shiplap Cladding and the dormer roof is black EPDM rubber with black rainwater goods and accessories.

These materials would be in keeping with those used in the surrounding area and can be seen at No.33 Arthur Street and elsewhere in the streetscene . Therefore, these details are deemed to be acceptable for the purposes of the condition and therefore condition 4 can be discharged. This is subject to the development being completed using the approved materials.

## **Decision Notice Text**

### **Condition 4 – Materials**

The following information has been submitted:

- A document titled 'Statement in support of a discharge of conditions application at land adjacent 33 Arthur Street, Golcar HD7 4DF'

It is considered that the proposed walling, roofing and dormer materials are acceptable for the purposes of condition 4. Given the contents of the document this is considered sufficient information to recommend the discharge of Condition 4. The proposal should be constructed and maintained in accordance with the details approved.