

**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:	2025/44/92295/W
Site Address:	former, Stile Common Infant & Nursery School, Plane Street, Newsome, Huddersfield, HD4 6DF
Description:	Discharge of details reserved by conditions 21 (facing material) and 22 (roofing materials) on previous permission 2020/92067 for erection of 30 dwellings
Recommending Officer:	Jillian Rann

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 12-Mar-2026

Officer Report

Application: 2025/92295

Application Site: former Stile Common Infant & Nursery School, Plane Street, Newsome, Huddersfield, HD4 6DF

Proposal: Discharge of details reserved by conditions 21 (facing material) and 22 (roofing materials) on previous permission 2020/92067 for erection of 30 dwellings

Relevant Planning History

Application Site

2020/92067 – Erection of 30 dwellings. Permitted 01/07/2021.

Other relevant history relates to other applications for the discharge of conditions pursuant to the application listed above.

Consultation Responses

N/A

Assessment

Condition 21 (Facing Material)

Condition 21 of the original planning permission (2020/92067) states that:

“Prior to their use, details of the proposed facing material, to consist of reconstituted stone unless otherwise agreed in writing by the Local Planning Authority, 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 and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.*

The applicant has submitted the following details, pursuant to Condition 21:

- Materials Schedule (revised version dated 14.11.2025);
- ‘Semi Dry Technical Specification’ – Abbey Art Stone

The submitted details propose the following facing materials for the development:

- Main Facing Brickwork: Marshalls Coursed Artificial Stone, Cromwell Pitched Finish, Colour: “Weathered”

- Artstone heads and sills to doors & windows – Abbey Artstone Limited, Colour: M03.

Samples of the proposed materials were made available on site, including a sample panel of the proposed 'facing brickwork' materials, and were viewed on site by the Case Officer on 09/10/2025.

The sample panel of facing materials which was viewed on site by the Case Officer on 09/10/2025 included artificial stone blocks of two different colours. Some were 'sandy' in colour and appeared to reflect the proposed 'Weathered' colour of the wall materials as it is shown in the images in the submitted Materials Schedule. However, other blocks within the sample panel were greyer in colour.

Clarification on this matter was sought from the applicant, and confirmation was received, via the agent, that:

*“the “sandy” coloured stone represented on the sample panel...is to be used and **not** the grey stone”.*

A revised Materials Schedule was also received, clarifying that the “sandy” coloured “weathered” stone is proposed.

The “sandy” coloured blocks in the sample panel viewed on site on 09/10/2025 are considered appropriate within the context of existing surrounding development, including in terms of their appearance and colour.

On the basis of the confirmation received from the agent that the proposed “Weathered” colour of facing material is the “sandy” coloured stone which was viewed in the sample panel on site by the Case Officer on 09/10/2025, and that the greyer stone which was included in that sample panel is not to be used, the proposed materials are considered acceptable.

The material proposed for the heads and sills of the doors and windows, as set out in the submitted documents and as viewed on site by the case officer on 09/10/2025, is considered appropriate in the context of the surrounding area, and is considered acceptable.

It is therefore considered that the proposed facing materials as detailed in the documents listed above are acceptable, and it is recommended that the submitted details are approved for the purposes of Condition 21. However, for the avoidance of doubt, an informative note is recommended as part of the decision, confirming that the greyer coloured material which was included in the sample panel viewed on site is not acceptable and is not approved.

The condition also has the following ongoing requirement, which must be complied with to ensure ongoing compliance with the condition:

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

Although it is recommended that the submitted details are approved, it is also recommended that the applicant is reminded of this ongoing requirement of Condition 21.

Condition 22 (Roofing Materials)

Condition 22 of the original planning permission states that:

“Prior to their use, details of the proposed roofing material, to consist of concrete tiles unless otherwise agreed in writing by the Local Planning Authority, 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 and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.”*

The applicant has submitted the following details, pursuant to Condition 22:

- Materials Schedule (revised version dated 14.11.2025).

The submitted details proposed the following roofing material for the proposed development:

- Wienerberger – Sandtoft Danum TLE Concrete Roof tile – thin leading edge, Colour: “Dark Grey”

A sample of the proposed roofing material was viewed on site by the Case Officer on 09/10/2025.

The proposed roofing material, as specified in the submitted Materials Schedule document listed above, and as viewed on site by the Case Officer on 09/10/2025, is considered appropriate in the context of surrounding development and is considered to be acceptable. It is therefore recommended that the submitted details are approved for the purposes of Condition 22.

However, the condition has the following ongoing requirement, which must be complied with to ensure ongoing compliance with the condition:

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

Although it is recommended that the submitted details are approved, it is also recommended that the applicant is reminded of this ongoing requirement of Condition 22.

Recommendation: Approve details pursuant to Condition 21 and Condition 22.

Report Dated: 10/03/2026

Recommended Decision Notice Text

Condition 21 (Facing Material)

You have submitted the following details, pursuant to Condition 21:

- Materials Schedule (revised version dated 14.11.2025);
- 'Semi Dry Technical Specification' – Abbey Art Stone

Insofar as it relates to the requirements of Condition 21, the information set out in those documents is considered to be acceptable for the initial requirements of Condition 21 and is hereby approved.

For the avoidance of doubt, this is on the basis that the “Weathered” coloured Marshalls Coursed Artificial Stone referred to in the submitted Materials Schedule listed above is the ‘sandier’ of the facing materials samples in the sample panel which was viewed on site by the Case Officer on 09/10/2025. For the avoidance of doubt, the ‘greyer’ blocks in that sample panel viewed on site by the Case Officer are not acceptable and are not approved.

Please also be aware of the further requirement of Condition 21, which must be complied with in order to fully comply with the condition and ensure ongoing compliance:

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

Condition 22 (Roofing Materials)

You have submitted the following details, pursuant to Condition 22:

- Materials Schedule (revised version dated 14.11.2025).

Insofar as it relates to the requirements of Condition 22, the information set out in that document is considered to be acceptable for the initial requirements of Condition 22 and is hereby approved.

However, please also be aware of the following further requirement of Condition 22, which must be complied with in order to fully comply with the condition and ensure ongoing compliance:

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