

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 73

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS TO
CARRY OUT DEVELOPMENT WITHOUT COMPLIANCE WITH PLANNING
CONDITIONS PREVIOUSLY ATTACHED**

Reference No:	2026/70/90526/W
Site Address:	Land off, Edgerton Road, Edgerton, Huddersfield, HD3 3AA
Description:	Variation of condition 1 (plans) on previous permission 2024/92167 for variation of condition 1 (plans) on previous reserved matters approval 2017/90190 pursuant to outline permission 2014/93014 for erection of residential development comprising of 41 dwellings plus associated works (within a Conservation Area)
Recommending Officer:	Nicole Helliwell

DECISION – Section 73 Variation 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: 22-May-2026

Officer Report

Application: 2026/70/90526/E

Site: Land off, Edgerton Road, Edgerton, Huddersfield, HD3 3AA

Proposal: Variation of condition 1 (plans) on previous permission 2024/92167 for variation of condition 1 (plans) on previous reserved matters approval 2017/90190 pursuant to outline permission 2014/93014 for erection of residential development comprising of 41 dwellings plus associated works (within a Conservation Area)

Site Description

The application relates to an open site of approximately 3.1ha which partly fronts Edgerton Road to the south. The western boundary abuts a public footpath (HUD/345/20) alongside the large grounds of 18-20 Edgerton Road. The northern boundary is marked by Clayton Dyke with woodland along its banks and council owned allotments to the north. This boundary does not follow the current channel of the Dyke but meanders across it. The south-east and east boundaries of the site abut dwellings off Queens Road and Deveron Grove. The site slopes down from north to south.

The site lies within the Edgerton Conservation Area, which hosts numerous listed buildings. Adjacent to the site, these include nos. 18 - 20 Edgerton Road to the site's west, the tram shelter to the site's south, nos. 1, 2, and 9 Queens Road to the site's south-east, and 4 Murray Road due east. All are Grade II listed.

The site contains sporadic woodland and individual trees, most notably along the Dyke, which are protected by specific preservation orders as well as by virtue of their location in the conservation area. Within the conservation area, trees above a minimum size are protected. Historic tree preservation orders (TPO) were required to be reviewed under legislation and a new Order was served in January 2015. This consolidates those historic TPOs some of which were unconfirmed and reflects the current coverage of significant individual trees and woodland on site.

Description of Proposal

The application seeks consent for the variation of condition 1 on previous permission 2024/92167 for the variation of condition 1 on previous reserved matters approval 2017/90190 pursuant to outline permission 2014/93014 for

erection of residential development comprising of 41 dwellings plus associated works (within a Conservation Area).

Condition 1 of application reference no. 2024/92167 reads as follows:

1. The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions.

Reason: *So as to ensure the satisfactory appearance of the development on completion.*

The proposal seeks to update the approved plans table, to include a single storey garden room to Plots 12 (Knightsbridge II), 13 (Connaught II Type B) and 20 (Stratton II). Each would be positioned on the rear elevation of the respective dwelling, within their private garden space. The dimensions of the extensions are summarised below:

- Plot 12 (projection approx. 4.1m, overall height approx. 3.38m and eaves height approx. 2.56m)
- Plot 13 (projection approx. 4.15m, approx. overall height approx. 3.4m and eaves height approx. 2.6m)
- Plot 20 (projection approx. 4.1m, overall height approx. 3.38m and eaves height approx. 2.56m)

The wording of condition 1 itself is not sought to be changed.

Relevant Planning History

Application Site

2014/93014: Outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Granted (at appeal)

2017/90190: Reserved matters application pursuant to outline permission 2014/93014 for erection of residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Granted

2017/91916: Variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Granted

2017/92670: Variation conditions 1 (plans) and 2 (siting) on previous permission 2017/90190 for reserved matters application pursuant to outline permission 2014/93014 for erection of residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Refused

2019/90244: Discharge of conditions 3 (stone) and 4 (roofing materials) of previous permission 2017/90190 for reserved matters pursuant to outline permission 2014/93014 for erection of residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Granted

2019/90245: Discharge of conditions 5, 7, 8, 9, 10, 12, 13, 14, 15, 17, 20, 22, 23 and 24 of previous permission 2014/93014 for outline application for residential development comprising of 41 no. new dwellings plus associated works (within a Conservation Area) – Part Granted

2019/90514: Discharge of conditions 8 (landscape and ecological management plan) and 9 (woodland walk method statement) of previous application 2017/90190 for reserved matters application pursuant to outline permission 2014/93014 for erection of residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Part Granted

2019/90964: Certificate of lawfulness for existing commencement of formation of access road – Withdrawn

2019/91025: Discharge conditions 4, 6, 7, 8, 9, 11, 13, 14, 16, 19, 21, 22, 23 on previous permission 2017/91916 for variation of Condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works – Part Granted (at appeal)

2020/92571: Discharge of condition 9 (arboricultural method statement) of previous permission 2017/90190 for reserved matters application pursuant to outline permission 2014/93014 for erection of residential development comprising 41 dwellings plus associated works (within a Conservation Area) – Granted

2020/93416: Discharge of conditions 17, 20 and 24 of previous permission ref: 2014/93014 for outline application for residential development comprising 41 dwellings plus associated works (within a Conservation Area) – Part Granted

2021/91608: Discharge of conditions 20 and 24 of previous permission 2014/93014 for outline application for residential development comprising of

41 new dwellings plus associated works (within a conservation area) – Refused

2021/94588: Discharge of conditions 20 (Construction Method Statement), 22 (Proposed Estate Road), 23 (Proposed Highway Works) and 24 (Boundary Treatment) on previous permission 2014/93014 for outline application for residential development comprising 41 dwellings plus associated works (within a Conservation Area) – Part granted

2022/91822: Modify Section 106 obligation relating to previous permission 2014/93014 for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Refused

2022/92755: Non material amendment to previous permission 2014/93014 for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Granted
2022/92756: Non material amendment to previous permission 2017/91916 for variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Granted

2022/92756: Non material amendment to previous permission 2017/91916 for variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Granted

2023/90072: Discharge condition 21 (estate road), 22 (highway works) on previous permission 2017/91916 for variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Withdrawn

2024/92167: Variation of condition 1 (plans) of previous reserved matters approval 2017/90190 pursuant to outline permission 2014/93014 for erection of residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Granted

2025/90330: Work to TPO trees in a Conservation Area – Invalid

2025/90372: Discharge of details reserved by conditions 6, 7, 8, 9 (drainage), 11 (lighting scheme), 14 (Arboricultural Method Statement), 19 (Construction Method Statement), 21 (estate road), 22 (highway works), 23 (boundary

treatments) on previous permission 2017/91916 for variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Pending Consideration

2025/90373: Discharge of details reserved by conditions 3 (sample stone), 4 (sample roofing), 5 (Arboricultural Method Statement), 9 (woodland walk), 11 (landscaping) on previous permission 2024/92167 for variation condition 1 (plans) on previous reserved matters approval 2017/90190 pursuant to outline permission 2014/93014 for erection of residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Part Granted

2025/92916: Discharge of details reserved by conditions 12 (bat mitigation) and 24 (charging points) on previous permission 2017/91916 for variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Granted

2025/92917: Discharge conditions 7 (Arboricultural Method Statement) and 8 (LEMP) on previous permission 2024/92167 for variation of condition 1 (plans) on previous reserved matters approval 2017/90190 pursuant to outline permission 2014/93014 for erection of residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Granted

2025/92918: Discharge of details reserved by conditions 13 (bat mitigation), 16 (Japanese Knotweed), 17 (LEMP) on previous permission 2017/91916 for variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Granted

2025/92193: Works to TPO(s) 01/15 within a Conservation Area – Granted

2026/90160: Discharge of details reserved by condition 4 (Public Open Space) on previous permission 2017/91916 for variation condition 23 (highway works) on previous permission 2014/93014 (APP/Z4718/W/15/3002523) for outline application for residential development comprising of 41 dwellings plus associated works (within a Conservation Area) – Granted

Surrounding Area

8, 8A, 8B 8C, 8D, Queens Road

2024/90679: Change of use from Class C3 dwellinghouses (nos 8A-8D) and C4 House in Multiple Occupation (no 8) to Class C1 40-bed hotel (within a Conservation Area) – Withdrawn

15, Queens Road, Edgerton

2017/93005: Erection of detached dwelling (within a Conservation Area) – Withdrawn

2018/93133: Outline application for erection of detached dwelling (within a Conservation Area) – Granted

2024/90407: Erection of detached dwelling (within a Conservation Area) – Granted

Plot 6, land at, Edgerton Road

2021/91609: Erection of detached dwelling (modified house type) (within a Conservation Area) – Refused

12, Queens Road, Edgerton

2017/94232: Demolition of existing attached garage, canopy and rear porch and erection of two storey side and rear extensions (Conservation Area) – Granted

2018/93383: Work to tree in CA – Granted

2019/91446: Partial demolition of wall to widen to existing driveway entrance and erection of new stone pillars and gate (within a Conservation Area) – Granted

2020/91796: Work to trees within a conservation area – Granted

2024/91674: Work to tree(s) in a Conservation Area – Granted

2024/92129: Dead or Dangerous tree(s) – Noted

History of Negotiations

The application was not subject to a pre-application submission.

No amendments were sought or received during the course of the application.

Representations

Final publicity date expired: 04/04/2026

The application was publicised by site notice and press advertisement in accordance with statutory requirements and the Kirklees Development Management Charter as the proposal constitutes Major Development and would affect the setting of the adjacent Listed Buildings, Conservation Area and Public Right of Ways.

No public representations have been received to date.

The three Ward Councillors were notified of the application (27/02/2026) but did not comment.

Planning Policy

Kirklees Local Plan (KLP)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is a Housing Allocation (ref. HS30) on the Kirklees Local Plan Proposals Map. The site is also located within the Edgerton Conservation Area. The following policies are deemed most relevant to this application:

- **LP1** - Presumption in favour of sustainable development
- **LP2** - Place shaping
- **LP21** - Highways and access
- **LP22** - Parking
- **LP24** - Design
- **LP32** - Landscape
- **LP33** - Trees
- **LP35** - Historic environment

The following are relevant Supplementary Planning Documents or other guidance documents published by, or with, Kirklees Council:

Supplementary Planning Documents:

- Highways Design Guide SPD (2019)
- Housebuilders Design Guide SPD (2021)

Guidance Documents:

- Planning Applications Climate Change Guidance (2021)
- Waste Management Design Guide for New Developments (2020)
- Green Streets Principles for the West Yorkshire Transport Fund

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) the Planning Practice Guidance Suite (PPGS) together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 2** - Achieving Sustainable Development
- **Chapter 4** - Decision-Making
- **Chapter 5** - Delivering a Sufficient Supply of Homes
- **Chapter 11** - Making Effective Use of Land
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 14** - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- **Chapter 15** - Conserving and Enhancing the Natural Environment
- **Chapter 16** - Conserving and Enhancing the Historic Environment

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

Other relevant national guidance and documents:

- MHCLG: National Design Guide (2021)
- DCLG: Technical housing standards – nationally described space standard (2015)

Climate Change

The Council approved Climate Emergency measures at its meeting of full Council on 16/01/2019, and the West Yorkshire Combined Authority has pledged that the Leeds City Region would reach net zero carbon emissions by 2038. A draft Carbon Emission Reduction Pathways Technical Report (July 2020, Element Energy), setting out how carbon reductions might be achieved, has been published by the West Yorkshire Combined Authority.

On 12/11/2019 the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system, and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the council would use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Consultation Responses

K.C. Conservation and Design: No objections to the small garden rooms provided that matching materials are used as those used on the dwellings.

K.C. Trees: The proposed garden rooms will have no impact on the retained trees of the site. No further comments and no objection.

Yorkshire Water: No comments received to date.

Assessment

This application is made under S73 of the Town and Country Planning Act 1990, which allows for the 'Determination of applications to develop land without compliance with conditions previously attached'. In addition to removing conditions, S73 enables the varying of a condition's wording. The effect of a granted S73 application is the issuing of a fresh planning permission. Therefore, all previously imposed conditions should be retained if they remain relevant. Conversely, the time limit for development to commence cannot be extended through S73.

The starting point for a S73 application is the previously granted planning permission which must carry significant material weight. However,

consideration must be given to whether any material changes in circumstances have taken place. This includes the policy and local context.

In terms of policy, the original application (2017/90190) was assessed against the Unitary Development Plan (UDP), which has since been superseded by the Kirklees Local Plan (LP) in 2019. As part of the Local Plan, the application site was allocated for housing (HS30). Furthermore, this S73 application relates to a Reserved Matters submission, with the outline which established the principle being a separate matter.

With regard to local context, there have been no significant changes in the environment (including built and natural) which would impact on the assessment of the application.

Considering the above, consideration must principally be given to the specific changes proposed and their interaction with adopted planning policy. The principle of development remains established by way of the outline permission (2014/93014). Therefore, this assessment will deal with the merits of the proposed variation only.

Variation of Condition 1 (Plans Table)

Urban Design and the Historic Environment

There are a number of listed buildings located around the site. Adjacent to the site, these include nos. 18 - 20 Edgerton Road to the site's west, the tram shelter to the site's south, nos. 1, 2, and 9 Queens Road to the site's south-east, and 4 Murray Road due east. All are Grade II listed. In addition to listed buildings, the site is also located within the Edgerton Conservation Area.

The heritage value of the identified listed dwellings can be summarised as being high quality examples of 19th century architecture in a leafy suburban setting, whereas the tram shelter's value is from its historic use and design. The Edgerton Conservation Area benefits from a Conservation Area appraisal. The appraisal identifies 5-character areas, with the site falling within character area 2. However, character area 2 comprises open land. Permission has established the loss of this site as open land, and is considered more appropriate to consider the development as forming an expansion to the built-up character area 1. This area is defined by buildings which are predominantly large, detached properties set in generous landscaped grounds, thus with a lower density of development. The heritage value drives from the buildings being of a high-quality architectural standard, prominently faced in stone, and being within a treed setting.

Sections 16 and 66 of Planning (Listed Buildings & Conservation Areas) Act 1990 introduces a general duty in respect of conservation areas and listed buildings. In considering whether to grant planning permission for development which affects a heritage asset or its setting the Local Planning Authority should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The garden rooms would be single storey in height and would project approximately 4.1m from the rear elevations of Plots 12 and 20 and approx. 4.15m from the rear elevation of Plot 13. Each would be well contained within the respective plot's private rear garden area, having limited visual presence from the public realm. The extensions would be constructed from natural stone and would incorporate a dual-pitched roofs finished in natural slate to match the appearance of the host dwellings and wider site. The extensions would be modestly proportioned and would be subservient additions, giving due regard to the size and character of the plots as approved. Therefore, it is considered that the changed proposed would not have any significant visual impact on the character and appearance of the surrounding area.

K.C. Conservation and Design were formally consulted on the scheme and raised no objection to the variation providing that the garden rooms are to be constructed in a material palette to match the approved dwellings. Officers are satisfied that the new extensions would harmonise well with the approved development, and would not cause any additional / materially different impact upon to the identified significance value of the adjacent Listed Buildings and the Edgerton Conservation Area. The public benefits of the proposal, namely providing housing at a time of national shortage and wider economic / social benefits are deemed to clearly outweigh any harm identified.

In summary, the proposal represents an appropriate modification to the approved scheme and would not conflict with the heritage value of the historic environment. It is therefore concluded that the proposed development complies with S16 and S66 of the Act, LP24 and LP35 of the Kirklees Local Plan.

Impact on Residential Amenity

Existing neighbouring properties are located to the south-west, south, east, and north-east of the site. Officers are satisfied that the development's relationship with neighbouring dwellings would not be materially affected by the proposed single storey additions, to plots 12, 13, and 20, when compared with the original approval.

In relation to the new dwellings, the proposed extensions would be positioned away from the common boundaries shared with the adjacent plots (21, 14 & 11). Furthermore, given their modest height, footprint and scale, giving due regard to the size of the garden spaces and respective separation distances of the impacted plots, officers consider that the garden rooms would not have a greater impact on the neighbouring occupants than the originally approved scheme.

With regard to future occupiers, Plots 12, 13 and 20 would exceed the minimum size requirements outlined within the Nationally Described Space Standards. The dwellings would continue to be served by commensurately scaled gardens and as confirmed by K.C. Trees, the proposed dwellings' relationship with the trees to be retained would not be materially affected and would accord with that previously approved. Internal separation distances between units are consistent with those previously approved and raise no concerns of detrimental amenity standards.

Concluding on the above, the proposed changes would not result in harm to neighbouring dwellings and would retain a high standard of amenity for future occupiers. Therefore, the proposed variation would comply with Policy LP24 of the Kirklees Local Plan.

Impact on Highways and Public Footpaths

The road layout would not be materially affected by the variation between the approved and proposed. All units would retain adequate off-road private parking, commensurate with their size (number of bedrooms) and visitor parking, or lack thereof, would be unchanged. Furthermore, the proposed variation would not materially affect previously established arrangements regarding the Public Right of Ways. As such, the scheme would not represent any additional harm in terms of highway safety and would comply with Policy LP22 of the Kirklees Local Plan.

Other matters

No other material planning considerations are considered to be affected by the proposed variation, and would remain as previously assessed.

Previous Conditions and Obligations

As this is an application under S73 of TCPA 1990 it will in effect be a new permission. The Planning Practice Guidance confirms that for the purpose of clarity, decision notices for the grant of planning permission under section 73 should set out all of the conditions imposed on the new permission, and

restate the conditions imposed on earlier permissions that continue to have effect.

The PPG also confirms that for the purpose of clarity, decision notices for the grant of planning permission under section 73 should set out the conditions imposed on the new permission, and restate the conditions imposed on earlier permissions that continue to have effect.

Condition 3 (External Walls) from 2024/92167 for the variation of condition 1 on the Reserved Matters approval has been reworded as a prescriptive condition in accordance with the details submitted under discharge of condition application 2025/90373. Condition 7 (Arboricultural Method Statement) has been removed as it was fully discharged under Discharge of Condition application 2025/92917. Condition 8 (LEMP) has also been reworded as a compliance condition in accordance with the details submitted under discharge of condition application 2025/92917.

The remaining conditions from 2024/92167 are considered to continue to have purpose, as drafted, and have been repeated.

Application reference no. 2017/90190 was a reserved matters submission. For the avoidance of doubt, all conditions on the parent outline application (2014/93014) are unaffected by this S73 application and remain in force.

A s106 Planning Obligation was entered into at the time of the Outline permission and is therefore still enforceable regardless of any changes to the reserved matters application.

Representations

No public representations have been received.

Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation: Approve

Report Dated: 21/05/2026

Application Number: 2026/90526

Decision Authorisation: Delegated Powers

Officer Recommendation: Approve Variation of Condition

Conditions and Reasons

1. The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions.

Reason: So as to ensure the satisfactory appearance of the development on completion.

2. This permission does not extend to the siting of Plot 38.

Reason: To protect trees in the interest of visual amenity and to accord with Policies LP24 and LP33 of the Kirklees Local Plan.

3. The dwellings hereby approved shall be constructed of natural stone from Bankfoot Quarry, Southowram, Halifax for the external walls as approved under planning application reference no. 2025/90373. The materials of construction shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity and preserving the historic environment, to accord with Policies LP24 and LP35 of the Kirklees Local Plan.

4. No building work shall take place until a sample of roofing materials has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials.

Reason: In the interests of visual amenity and preserving the historic environment, to accord with Policies LP24 and LP35 of the Kirklees Local Plan.

5. With the exception of works to trees on Plot 38, which are not approved, the development shall be completed in accordance with the advice and directions (recommendations) contained in the Arboricultural Method Statement, reference (JCA 11854e/JC/TT-Rev 1). These shall be implemented and maintained throughout the construction phase and retained thereafter.

Reason: To protect trees in the interest of visual amenity and to accord with Policies LP24 and LP33 of the Kirklees Local Plan.

6. Details of any additional tree works required during the construction process, that is not identified within the submitted information, shall be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out. The works shall thereafter be carried out in complete accordance with the approved details.

Reason: To protect trees in the interest of visual amenity and to accord with Policies LP24 and LP33 of the Kirklees Local Plan.

7. Condition removed, discharged via application ref. 2025/92917.

8. The development hereby approved shall be carried out in accordance with the Landscape and Ecological Management Document (dated March 2025), approved pursuant to Discharge of Condition application 2025/92917, and retained thereafter.

Reason: To ensure all adverse ecological impacts of construction of the scheme are compensated for within the final design, and that all habitats created as mitigation are managed in an appropriate manner thereafter, in order to ensure the approved scheme is acceptable under the requirements of Chapter 11 of the National Planning Policy Framework.

9. Prior to the development commencing a detailed method statement for the construction and provision of the woodland walk shall be submitted for the written approval of the Local Authority. This statement shall provide for details of the construction, and supervision of that construction by a suitable qualified person.

Reason: To safeguard the trees/ planting on the site, in accordance with Policies LP24 and LP33 of the Kirklees Local Plan.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended or any Order revoking or re enacting that Order no development included within Classes A, B, D and E of Part1 Schedule 2 of that Order on Plots 1, 2, 8, 9, 16, 17, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39 and 40.

Reasons: To ensure the safeguarding of the mature protected trees within the site in accordance with Policies LP24 and LP33 of the Kirklees Local Plan.

11. Notwithstanding the submitted details, prior to the occupation of plots 20 – 24, as identified on plan ref. 4135 2100 rev. C, a supplemental landscaping strategy for the land behind plots 20 – 24, adjacent to PROW HUD/345/20, shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall include a timescale for implementation. The development shall thereafter be carried out in complete accordance with the approved schedule and timescales. The approved supplemental landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub, or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species.

Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policies LP24 and LP63 of the Kirklees Local Plan.

NOTE: Documents in the plans and specifications schedule below reflect amendments made during the life of the application. Not all documents were (or needed to be) updated to reflect these amendments.

Plans and specifications schedule:

Plan Type	Reference	Revision	Date Received
Approved via S73 application ref. 2026/90526			
Proposed Site Layout	2489-1-001	L	23/02/2026
The Knightsbridge II M4(2) Plot 12 Specific. Structural & Setting Out	JHY-1526-KNGT-II-001	-	23/02/2026
The Knightsbridge II M4(2) Elevations	JHY-1526-KNGT-II-004	-	23/02/2026
The Connaught II M4(2) (TYPE B) Structural Plot 13 Specific	JHY-1526-CONN-II-B-002	-	23/02/2026
The Connaught II M4(2) (TYPE B) Elevations Plot 13 Specific	JHY-1526-CONN-II-B-005	-	23/02/2026
The Stratton II M4(2) Structural & Setting-Out Plan	JHY-1526-STRT-II-001	-	23/02/2026
The Stratton II M4(2) Elevations (Plot 20)	JHY-1526-STRT-II-P14-004	-	23/02/2026
Approved via application ref. 2026/90160			
Welcome Pack	-	-	19/01/2026
Landscape Management Plan	-	B	21/04/2026
Email dated 22/04/2026	-	-	22/04/2026
Approved via application ref. 2025/92918			
Ecological Design Strategy	181232.		20/10/2025
Japanese Knotweed Report	250440	-	20/10/2025
Invasive Plan Species Method Statement	200919/8	-	20/10/2025
Approved via application ref. 2025/92917			
Landscape and Ecological Management Document	-	-	21/11/2025
Photos 1 -14	-	-	20/10/2025
Approved via application ref. 2025/92916			

Bat Mitigation and Biodiversity Enhancement Strategy	250232	-	20/10/2025
Site Ecology Plan	JHY-1526-211	A	28/11/2025
EV Charging Point Plan	JHY-1526-EV-001	-	20/10/2025
EV Brochure	-	-	28/11/2025
Approved via application ref. 2025/90373			
Email dated 17/03/2025, confirming the stone is sourced from Brookfoot Quarry, Southowram, Halifax	-	-	17/03/2025
Condition 3 - Natural Stone	-	-	12/02/2025
Approved via S73 application ref. 2024/92167			
Illustrative Street Scenes	2489-1-003	C	08/10/2024
Hollin S Plans & Elevations	2489-1-010	B	04/10/2024
Bentley 'S' Plans & Elevations	2489-1-011	-	01/08/2024
Stratton II Plans & Elevations	2489-1-012	-	01/08/2024
Knightsbridge II Plans & Elevations	2489-1-013	-	01/08/2024
Connaught II Plans & Elevations (Garage side on)	2489-1-014	-	01/08/2024
Connaught II Plans & Elevations (Garage front on)	2489-1-015	-	01/08/2024
Latchford II Plans & Elevations	2489-1-016	-	01/08/2024
Double Garage Plans & Elevations	2489-1-018	-	01/08/2024
Knightsbridge II Plans & Elevations (Split level plot 15 specific)	2489-1-019	-	01/08/2024
Soft Landscape Plan Layout 1 of 2	2100	C	24/10/2024
Soft Landscape Plan Layout 2 of 2	2101	C	24/10/2024
Heritage Statement	-	-	12/09/2024
Design and Access Statement	-	-	01/08/2024
Approved via Reserved Matters application ref. 2017/90190			
Location Plan	1414/100	-	20/01/2017
Arboricultural Method Statement	JCA 11854e/JC/TT	1	19/04/2017
Japanese Knotweed Control Method Statement	161109/JKW	-	16/03/2027

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application.

In this case, the design of the scheme has been found acceptable. No further amendments or details were sought thereafter.