



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

Enquiries to: Katie Chew

Jake Hinchliffe,
Orange Design Studio
59A, Huddersfield Road
Mirfield
WF14 8AA

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

Date: 08-Jul-2026
Our Ref: 2026/90763

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 20 (external works) on previous permission 2021/93007 for Listed Building Consent for conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (within a Conservation Area)
Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ
Application Number: 2026/90763**

I write with reference to your application to discharge the conditions for the above development as submitted on 17-Mar-2026.

Condition 20 (External Works)

Pursuant to Condition 20, you have submitted:

- Plots 1-4 External M&E Layout, Drawing No. (20)004 Rev A, received 17/03/2026.
- Plot 5 External M&E Layout, Drawing No. (20)004 Rev A, received 17/03/2026.
- Plots 6-8 External M&E Layout, Drawing No. (20)004, received 17/03/2026.
- Photographs/imagery of proposed external details, received 18/06/2026.

The submitted details are acceptable for the initial requirements of Condition 20 and are hereby approved.

However, please be aware that Condition 20 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance:



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

The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.

Yours faithfully

Mathias Franklin
Head of Planning and Development