

31 March 2026

Planning
Kirklees Council
Flint Street
Fartown
Huddersfield
HD1 6LG

Dear Sirs,

APPLICATION TO DISCHARGE CONDITIONS ON LISTED BUILDING CONSENT REF. 2025/65/92388/E

This Application is submitted on behalf of BP Land Limited to fully discharge the following conditions from the approved Planning and Listed Building Consent:

- Conditions from the approved listed building consent ref. 2025/65/92388/E:
 - o Condition 5 – Notwithstanding the plans hereby approved, prior to the occupation of the development, full details of the proposed metal estate fencing shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be installed in accordance with the approved details before the development is first brought into use and shall thereafter be retained.
 - o Condition 6 – Notwithstanding the plans hereby approved, prior to the occupation of the development, full details of the proposed entrance gates shall be submitted to and approved in writing by the Local Planning Authority. The entrance gates shall be installed in accordance with the approved details and thereafter retained.
 - o Condition 7 – Notwithstanding the plans hereby approved, prior to the occupation of the development, full details of the proposed boundary wall and gate to the north of the site shall be submitted to and approved in writing by the Local Planning Authority. The proposed boundary wall and gate to the north of the site shall be installed in accordance with the approved details and thereafter retained.
 - o Condition 8 - Notwithstanding the plans hereby approved, prior to the occupation of the development, full details of the openings above the arched door and circular windows on the barn building as annotated upon submitted drawing (AL)02revB shall be submitted to and approved in writing by the Local Planning Authority. The openings above the arched door and circular windows on that barn shall be installed in accordance with the approved details prior to the development being brought into use and thereafter retained.
 - o Condition 10 – Notwithstanding the plans hereby approved, prior to the occupation of the development, full details of ventilation and extraction for the development shall be submitted to and approved in writing by the Local Planning Authority. The ventilation and extraction for the development shall be installed in accordance with the approved details and thereafter retained.
 - o Condition 11- Notwithstanding the plans hereby approved, prior to the occupation of the coach house building as annotated upon submitted drawing (AL)02revB, full details of the proposed roof tiles for the coach house building as annotated upon submitted drawing (AL)02revB shall be submitted to and approved in writing by the Local Planning Authority. The proposed roof tiles for the coach house building as annotated upon submitted drawing (AL)02revB shall be installed in accordance with the approved details and thereafter retained.
 - o Condition 12 - Other than construction works relating to the extension to the Barn building as detailed within submitted drawing titled 'Barn Elevations and Proposed' (AL)32revB no further development shall take place until the applicant, or their agents or successors in title, has

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secured the implementation of a programme archaeological and architectural recording. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant to, and approved in writing by, the Local Planning Authority.

- Condition 13 - Prior to any works to any windows or doors commencing, full details of the method and extent of repair works shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include joinery details at a scale of 1:5 and window elevations at a scale of 1:20. The windows / doors shall be recessed by a minimum distance of 150mm. The works shall be carried out in complete accordance with the approved details and completed prior to the development being brought into use and shall be retained thereafter.

Submitted in support of this Application is the following documentation:

- A Written Scheme of Investigation for an Archaeological Watching Brief, by On Site Archaeology.
- An Archaeological Recording Document for the Barn and Coach House at Red House, by The Urban Glow Design & Heritage Ltd.
- The following Drawings have been produced by northlight:
 - (AD)01 Barn Arched and Circular Window and Door Details
 - (AD)02 Red House Bay and Sash Window Details
 - (AL)03a Landscaping Plan as Proposed
 - (AL)04 External Lighting Mechanical Ventilation and EV Charging Plan
 - (AL)05 Boundary Wall and Gates to Oxford Road
 - (AL)13b Red House Elevations Sheet 1 of 2 as Proposed
 - (AL)14b Red House Elevations Sheet 2 of 2 as Proposed
 - (AL)21c Coach House Elevations as Proposed
 - (AL)132 Barn Elevations as Proposed

Application to Discharge Conditions

Listed Building Consent Conditions

Condition 5 – Metal Estate Fencing

The proposed metal estate fencing is illustrated in the submitted drawing 'Boundary Wall & Entrance Gates (to Oxford Road) as Proposed' (Ref. (AL)05). This drawing shows that the existing metal gates & posts are to be retained & redecorated in black paint. An automatic gate opening device is to be affixed to rear face.

Condition 6 – Entrance Gates

The proposed entrance gates are illustrated in the submitted Landscaping Plan (Ref. (AL)03 Rev A). This drawing shows that the existing pedestrian gate & stone surrounds are to be retained and maintained.

Condition 7 – Boundary Wall and Gate to the North

The 'proposed boundary wall and gate' arrangement is illustrated in the submitted drawing 'Boundary Wall & Entrance Gates (to Oxford Road) as Proposed' (Ref. (AL)05). This drawing shows that a new estate fencing is proposed to be mounted on the existing boundary wall with a new gate for access.

The drawing contains section details on the boundary fence and estate fence.

Condition 8 – Arched door and circular window design on the barn building

The proposed door and window design for the Barn is illustrated in the submitted drawing ref. 24.034/(SK)01. This includes a new aluminium door, alongside aluminium framed windows for the main entranceway in place of the existing wooden shutters, which are not fit for modern habitation.

The existing circular window frames, on the Barn, are also proposed to be replaced with aluminium frames and double-glazed units, as per the submitted drawing.

Condition 10 – Mechanical Ventilation

An External Lighting, Mechanical Ventilation and EV Charging Plan (Ref. (AL)04), has been produced by Northlight and is submitted in support of the Application. This drawing shows the layout and position of all mechanical ventilation upon the building(s). The supporting elevations (Ref. (AL)13Bb, 14b, 21c and 132) show the locations & heights of vent terminals in more detail.

Condition 11 – Roof Tiles

The submitted elevation for the Coach House (Ref. (AL)21c) includes details and clarification on the proposed roofing materials. Suitable reclaimed flags are to be reused on inward facing elevations with new natural stone to be used elsewhere.

Condition 12 – Programme of Archaeological and Architectural Recording (from the Planning and Listed Building Consent)

The Applicant sought further advice from the Councils Senior Conservation Officer, with regards to this Condition. They advised on the 14/01/2026 that the information required in support of the Application should include:

- 1. The barn - archaeological recording/ building survey Level 2-3 prior to conversion, in order to capture elements of layout, fabric and details which indicate its history/uses/details/machinery which are likely to be lost during conversion works.*
- 2. The proposed new car parking area, close to the site of the previous older house, would benefit from a Written Scheme of Investigation for a Watching Brief during excavation. It would be useful to confirm the depth of drainage, base, sub-base, surfacing details.*

As requested, BP Land Limited have instructed further reports to assist in the discharge of the above. This includes:

- A Heritage Assessment and Building Recording Documentation for the Barn and Coach House at Red House has been produced by 'The Urban Glow' and submitted in support of the Application. This document has been undertaken to a Level 2/3 recording standard whereby a full building inspection was carried out and first-hand research was undertaken to help understand the significance and function of the existing spaces within the context of the buildings. A photographic record was undertaken whereby all accessible rooms and spaces were photographed and the setting and situation of the buildings externally was also recorded.
- A Written Scheme of Investigation for an Archaeological Watching Brief by On Site Archaeology Ltd has been prepared to detail the methodology to be employed during the excavation and works involved in creating the new car parking area.

Condition 13 – Window and Door Repairs (from the Planning and Listed Building Consent)

The only windows we are replacing are the bay windows and 2 sash windows on Red House - details of which are included on the attached drawing (AD)02.

All other windows in Red House are to be retained, refurbished and redecorated where relevant.

Final Comments

It is hoped that the contents of this letter and the enclosed documents provide you with sufficient information to enable the conditions to be discharged.

Should you have any queries or require any further information in the interim, please do not hesitate to contact me on 0161 820 7959.

Yours faithfully

FOR KINGSCROWN LAND & COMMERCIAL

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