

CONDITION DISCHARGE
APPLICATION

FOR

DEMOLITION OF EXISTING DWELLING
AND ERECTION OF ONE DWELLING
WITH ASSOCIATED PARKING AND
LANDSCAPING

THE HAYLOFT, HIGHFIELD GATE
FARM, HIGHFIELD ROAD,
SLAITHWAITE,
HUDDERSFIELD, HD7 5UT

ON BEHALF OF
RTD HOLDINGS LTD

DATED: MARCH 2026

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.00 - PLANNING HISTORY

1.01 – Planning Permission was granted (2024/90134) for '*DEMOLITION OF EXISTING DWELLING AND ERECTION OF ONE DWELLING WITH ASSOCIATED PARKING AND LANDSCAPING*'

1.02 – This application deals with these matters along with the following pre-commencement conditions.

- a). Condition 4 – Wall and Roof Materials
- b). Condition 5 – Windows and Doors.
- c). Condition 6 – Boundary Treatments.
- f). Condition 7 – Landscaping.

2.00 – CONDITION 4 – WALL AND ROOF MATERIALS

2.01 – The walls will be faced with natural tumbled and dyed stone provided through a local quarry / supplier, Johnsons or similar. See Image 1.

2.02 – The roof will be an art stone grey slate supplied by Greys Roofing Products in Linthwaite, Huddersfield. Image 1 shows the walling and roofing material samples together. These can be viewed on site if required.

3.00 – CONDITION 5 – WINDOWS AND DOORS

3.01 – The windows will be a UPVC timber effect window with flush casement. This are commonly accepted in conservation areas due to the clean lines and simple profiles. Due to the exposed location UPVC will be essential. A typical window design can be seen on Image 2, although the Hayloft will not have the horizontal mid bar.



Image 1 – Walling and Roofing Samples.



Image 2 – UPVC Flush Casement Window. The Hayloft will not have the horizontal mid bar.

3.02 – The front door will be a solid core composite construction. The design will be timber effect with vertical panelling, see Image 3.



Ivy Citrine

Image 3 – Front Door.

3.03 – The bifolding doors will be slimline aluminium. These are shown on Image 4.



Image 4 – Aluminium Bifolding Doors.

4.00 – CONDITION 6 – BOUNDARY TREATMENTS

4.01 – The boundaries are annotated on the site plan 2116/03D that has been included with this submission. The boundaries will be combination of retaining walls faced in drystone walling and timber vertical boarding with post and rail fence above.

5.00 – CONDITION 7 – LANDSCAPING

5.01 – Due to the limited curtilage and topography the landscaping will be predominantly hard. The house will be surrounded by a stone flagged patio, with the steep Eastern slope being landscaped with large tiered boulders to form a rockery. There is an area to the front for a small lawn.