

31 March 2026

Planning  
Kirklees Council  
Flint Street  
Fartown  
Huddersfield  
HD1 6LG

Dear Sirs,

**APPLICATION TO DISCHARGE CONDITIONS ON PLANNING PERMISSION REF. 2025/62/92166/E  
& 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 planning application ref. 2025/62/92166/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.
  - Condition 14 - The development shall not be brought into use until a scheme detailing soft landscaping, tree/shrub planting, including the indication of all existing trees and hedgerows on and adjoining the site, details of any to be retained and details of the replacement planting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail all trees to be removed as a result of the development and all replacement tree planting and incorporate the planting of native trees and hedgerows. The scheme shall be completed within the first planting season following the development being brought into use. The approved 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 unless the Local Planning Authority gives its written consent to any variation. The areas indicated for use as soft landscaping shall be retained as soft landscaped areas for the lifetime of the development and used for no other purpose.
  - Condition 16 – Before the electrical system is installed, a scheme detailing the dedicated facilities for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an Electric Vehicle Charging Point for each of the three dwellings, with each charging point providing a continuous supply of at least 16A (3.5 kW). The dwellings shall not be occupied until the charging points are installed and operational. Charging points installed shall be retained thereafter.
  - Condition 19 - Prior to any hard landscaping works being carried out, a hard landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include surface types, areas of restored setts, details of proposed entrance gates and boundary treatments, and any alterations to existing boundary walls. Works shall then be carried out in accordance with the approved details and retained thereafter.
  - Condition 22 - No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following: a) Summary of potentially damaging activities b) Identification of "biodiversity protection zones" c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements) d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. The CEMP must also include: • PWMS for reptiles • PWMS for bats (trees and buildings)
  - Condition 23 - No external artificial lighting shall be erected within the site, unless and until details of size, location, orientation, lighting level and any associated fixing apparatus have first been submitted to and agreed in writing by the Local Planning Authority. The submitted scheme shall demonstrate conformance with established guidance document Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night. The submitted scheme shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. No external artificial lighting shall be erected

- within the site other than that which has been approved by this condition which shall be retained thereafter.
- Condition 24 - A Biodiversity Enhancement Management Plan must be provided to the LPA prior to the commencement of works on-site. It must include the following items that will be installed post development: • 2 Small holes within fences (and other mechanisms) for hedgehogs' mobility. • 2no bat boxes • 2no bird boxes • A planting scheme should be implemented within the scheme to create a trees and hedgerows. Plantings should comprise native species of high biodiversity value
  - Conditions from the approved listed building consent ref. 2025/65/92388/E:
    - 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.
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    - 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 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.

## **Application to Discharge Conditions**

### *Planning and 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.

**Condition 14 – Soft Landscaping Plan (from the Planning Consent)**

A Landscaping Plan (Ref. Drawing (AL)03) has been produced by Northlight and submitted in support of this Application. This drawing demonstrates that only one tree on the edge of the woodland will need to be removed to facilitate the development. All other trees will be retained maintaining a high tree cover across the site, with no space to accommodate any additional tree planting that will not compromise the area of open space for the residents to utilise, which is already limited.

New native hedgerows will be planted around the boundaries of the western part of the site, comprising a good mix of native species including field maple, dogwood, hazel and guelder rose. Non-native species will also be incorporated, but these will not exceed 20% of the total length of the hedgerows.

Two small areas around the edges of the retained woodland and garden shrubs will be planted with mixed native scrub species. This will include hazel, field maple, wild privet, dogwood and guelder rose.

Emorsgate wildflower mixes will be seeded across much of the site. The species mix will be appropriate for the location, for example a EM1 shade mix will be utilised under the tree and woodland canopies, an EM1 for meadow in the open areas, EM1 for verges along narrow edges and a species rich lawn mix for those areas that will be more susceptible to foot traffic.

**Condition 16 – EV Charging**

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 the EV chargers on site.

**Condition 19 – Hard Landscaping**

A Landscaping Plan (Ref. Drawing (AL)03) has been produced by Northlight and submitted in support of this Application. The Plan details the proposed hard surfacing, fencing type/ specification and overall arrangement of the boundary treatments.

**Condition 22 – Construction Environmental Management Plan (from the Planning Consent)**

A Construction Environmental Management Plan has been produced by Whitcher Wildlife Ltd and is submitted in support of this Application. This document details the following construction management measures to be complied with during construction by all contractors on site:

- Provides a summary of potentially damaging activities, with respect to ecology.
- Identification of Biodiversity Protection Zones.

- Practical measures to avoid or reduce impacts on ecology during construction, with respect to invasive species, bats, birds, reptiles and hedgehogs.
- Advice on the location and timing of sensitive works to avoid harm to biodiversity features.
- Times during construction when specialist ecologists need to be present on site to oversee specific works.
- Details on the ECoW and their role.
- Use of protective fences, exclusion barriers and warning signs
- Toolbox Talks

**Condition 23 – External Artificial Lighting Plan**

A Sensitive Lighting Strategy has been produced by Arbtech and is submitted in support of this Application. The report details the wildlife sensitive areas and proposed bat box locations, as well as the lighting design prescriptions for the proposed internal and external lighting.

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 external lighting on site. The supporting elevations (Ref. (AL)13Bb, 14b, 21c and 132) show the locations & heights of wall mounted lighting in more detail.

**Condition 24 – Biodiversity Enhancement Management Plan (from the Planning Consent)**

A Biodiversity Environmental Management Plan has been produced by Whitcher Wildlife Ltd and is submitted in support of this Application. The report details the following conditional requirements:

- The location and type of bat boxes proposed.
- The location and type of swift boxes proposed.
- Hedgehog gate requirements
- Details on the proposed planting scheme.

**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

Daniel Russell Mplan (Hons) MRTPI  
Development Manager