



Kirklees Council  
Planning and Development Service  
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Huddersfield  
HD1 9EL

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Date: 05-Jun-2026  
Our Ref: 2026/90980

Dear Sir/Madam

**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 conditions 3 (materials), 9 (boundary treatments),  
11 (insulation) on previous permission 2023/91887 for demolition of existing  
building and erection of two dwellings  
adj, 5, Fernside Avenue, Almondbury, Huddersfield, HD5 8NR  
Application Number: 2026/90980**

I write with reference to your application to discharge the conditions for the above  
development as submitted on 08-Apr-2026.

Condition 3 (materials)

The following has been submitted:

- Document titled 'Materials Schedule' rev1

The submitted details does not set out the intention for corbels, fixtures of rainwater goods and how the gable would be treated with a mortar finish. These constitute part of the facing materials and this detail would need to be submitted. This condition cannot, therefore, be discharged in the absence of submission of these details.

Notwithstanding this additional detail which is required. The approved [plans](#) are annotated to state the walls would be Natural stone facing with ashlar surrounds to openings to match existing. Given the setting of the building with regard to the grade II listed building it is considered the use of reconstituted stone walling would be unacceptable and would read as a unsympathetic material which does not suitably integrate with the built for to which it would tie into.

Therefore it is concluded that, whilst the use of the artificial stone slates to the roof can be concluded as acceptable and to accord with the approach detailed in the original application, the use of reconstituted stone would not be a suitable material of construction and therefore this condition is recommended to remain.

#### Condition 9 (Boundary Treatments)

The following has been submitted:

- Drawing 26-040/ (AL)01

The submitted details are considered acceptable to the Local Planning Authority and this condition is therefore satisfied and discharged upon its completion. It is a requirement of this condition that the approved boundary treatments, including those forming the boundaries to the garden plots of the new dwellings, shall be erected or installed before any new dwelling is first occupied and are thereafter retained as such.

#### Condition 11 (Insulation)

The following has been submitted:

- Energy Performance Document authored by Vison Energy (V1)

The submitted details are considered acceptable to the Local Planning Authority and this condition is therefore satisfied and discharged upon its completion. It is a requirement of this condition that the approved measures be incorporated into the development during construction and shall thereafter be retained as such



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Yours faithfully

Mathias Franklin  
Head of Planning and Development