

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2026/44/91206/E
Site Address:	adj, 287, Oxford Road, Gomersal, Cleckheaton, BD19 4JP
Description:	Discharge of details reserved by condition 3 (materials) on previous permission 2023/90923 for erection of detached dwelling (within a Conservation Area)
Recommending Officer:	Elenya Jackson

DECISION – DISCHARGE OF CONDITION APPROVED

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 28-Aug-2026

Officer Report

2026/91206

adj, 287, Oxford Road, Gomersal, Cleckheaton, BD19 4JP

Discharge of details reserved by condition 3 (materials) on previous permission 2023/90923 for erection of detached dwelling (within a Conservation Area)

Condition 3

3. Notwithstanding the submitted details, prior to work commencing on the superstructure of the dwelling hereby approved, full specifications and details of the external materials for the walls (all external masonry shall be natural sandstone; travertine shall not be used) and roof (natural blue slate) of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used to face the dwellings and retained thereafter.

Reason: As to ensure the high quality design and finish to the dwelling and protect the visual amenity of the application site and wider area, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan, Chapters 12 and 16 of the National Planning Policy Framework and the Housebuilders Design Guide Supplementary Planning Document.
Assessment Condition 3

The following details have been submitted in support of this application:

- Details contained within application form.

The details provided have been reviewed by KC Conservation and Design.

The condition does not relate to the proposed windows and therefore the details submitted related to windows are not being considered.

The proposed materials have been reviewed by Conservation and Design and have been considered acceptable.

The applicant has submitted details of the intended materials of construction to be used to the walls and roof. The materials set out the use of natural stone, the response of the aforementioned consultee is noted who has raised no objection to the details of the materials which have been provided.

Taking account of the requirements of condition no.3 and the details submitted it is considered that the submitted details would have an acceptable impact and discharge of condition no.3 is therefore recommended.

Decision notice text

The following details have been submitted in support of this application:

- Application form.

The proposed materials set out within the details contained in the submitted application form are considered to be sufficient for the purposes of condition no.3 and this condition is therefore satisfied and discharged on the basis that the materials of construction used to face the dwellings is in accordance with the details as submitted and retained thereafter.