

**Consultation Response from KC,
Conservation & Design**

2026/91306 Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ

Discharge of details reserved by conditions 3 (materials), 4 (windows and doors details), 6 (boundary treatment scheme), 7 (landscaping) and 13 (lighting scheme) on previous permission 2025/92440 for erection of four dwellings

Date Responded: 20 July 2026

Responding Officer: Amanda Chester

Responding Ref:

This discharge of condition application relates to permission to erect four dwellings on the site of Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield (2025/92440). The application seeks to discharge the following conditions relevant to conservation and design.

Condition 3 states that *'Notwithstanding the submitted details, development above slab/foundation level shall not commence until details of all external walling and roofing materials to be used on the approved dwelling and garage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been completed. No materials other than those approved in accordance with this condition shall be used which shall thereafter be retained and maintained for the lifetime of the development.'*

The applicant has provided the details of walling stone for the proposed dwellings and garage, to be Reclaimed 6 inch Hammer Punched Coursed stone which will be sourced from P & G Stone Sales, Outlane, Huddersfield.

Roof slates are to be Truestone 22mm Traditional Buff Natural (Indian) Stone Slates. The conservation and design team request that a darker palette of tiles is selected. A photograph of the palette of tiles proposed to be used should be supplied to the conservation officer for their approval.

The necessary information has therefore been provided and the details are found to be satisfactory. The conservation and design team have no objection to the discharge of condition 3.

Condition 4 states that *'Notwithstanding the submitted details, all external windows and doors shall be constructed in timber or metal and shall be recessed between 100-150mm. A sample of the selected frame, together with a detailed section drawing, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details, and no alternative materials shall be used. The approved materials shall be retained and maintained for the lifetime of the development.'*

The applicant has provided details of the proposed windows to be timber flush casement double glazed windows with windows recessed 150mm into openings.

The necessary information has therefore been provided and the details are found to be satisfactory. The conservation and design team have no objection to the discharge of condition 4.

Condition 6 states that *'Notwithstanding the plans submitted, the development shall not be brought into use until a scheme detailing the boundary treatment of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the works comprising the approved scheme have been completed. The scheme shall thereafter be retained and maintained for the lifetime of the development.'*

The applicant has provided a landscape layout plan which details a mixture of retained stone wall, hedged and timber fenced boundaries.

The necessary information has therefore been provided and the details are found to be satisfactory. The conservation and design team have no objection to the discharge of condition 6.

Condition 7 states that *'The development shall not be brought into use until a scheme detailing hard and 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 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate the planting of native trees and hedgerows. The scheme shall detail the phasing of the landscaping and planting. The development and the works comprising the approved scheme shall be implemented in accordance with the approved phasing. 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.'*

The applicant has provided a landscape layout plan which details hard and soft landscaping, tree/shrub planting, including the indication of all existing trees and hedgerows on and adjoining the site, including details of planting mixes and a seasonal management calendar and replacement policy.

The necessary information has therefore been provided from a conservation and design perspective and the details are found to be satisfactory. The conservation and design team have no objection to the discharge of condition 7.