



Kirklees Council
Planning and Development Service
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Date: 24-Jul-2026
Our Ref: 2026/91457

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), 5 (archaeological and architectural recording), 12 (statement of works) on permission 2022/92459 for conversion of former mill to form 5 apartments including extension and alterations, demolition of outbuilding, construction of 4 open sided car port structures and associated works

Bankgate Mills, Bank Gate, Slaithwaite, Huddersfield, HD7 5DL

Application Number: 2026/91457

I write with reference to your application to discharge the conditions for the above development as submitted on 29-May-2026.

Condition 3

The following has been submitted:

- Drawing 3486 (SK) 25 titled 'External Materials'

Following engagement with the agent additional details were provided. The Council's Conservation and Design Team considers that the additional information provided is of sufficient detail to discharge conditions as it includes:

- Balcony materials – steel balcony with wire mesh infill
- Circulation core cladding materials and colour finish – pressed metal in RAL 7015
- Car port details, materials and finishes – green oak timber frame and steel construction, natural blue slate roof, metal, ogee profile gutters, round downpipes in RAL 9005
- Solar panel details – integrated all black solar panels flush with roof

- Door materials and colour finish – salvage of existing timber doors to be painted in RAL 7030
- Window materials, profile and colour finish – Senior Aluminium New G Single Profile windows, double glazed comprising 4mm Softcoat Toughened Clear 1.2. 16mm Black Warm edge spacer, Argon Low E air space with 4mm Clear Planitherm One Toughened (24mm overall). Glazing pattern to match existing with all windows set back into reveals. Frames and glazing bars to be finished in RAL 7030.
- Roofing materials – re-use of original stone slate roof. Salvaged and reclaimed tiles should not be turned.
- Surfacing materials – limestone gravel
- Rainwater goods materials and colour finish – metal, ogee profile gutters, round downpipes in RAL 9005

The submitted details of all external materials including walls, roofing materials, solar panels, doors, surfacing, rainwater goods and colour finishes to be used is considered satisfactory by the Local Planning Authority and condition no.3 is therefore satisfied and discharged on the basis of the aforementioned submitted information in relation to this condition. It is a requirement of this condition that the development shall not be brought into use until the approved scheme has been completed and that no materials and colour finishes 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.

Condition 5

The following has been submitted:

- Document titled 'Level 2/3 Historic Building Recording, dated March 2026

The submitted written scheme of investigation is considered to be acceptable and satisfies the requirements of condition no.5. This condition is therefore considered to be satisfied and discharged on the basis of the information submitted.

Condition 12

The following has been submitted:

- Document titled 'Statement of Works' ref:3486

NOTE: Condition 11 of permission 2022/92459 states the following:

The development hereby approved shall be undertaken in accordance with the works to stabilise the slope to the South West of the site as detailed upon submitted drawing 250722Rev0, the Structural Survey by TJ Booth Associates received 23/09/2025 and the Structural Calculations by TJ Booth Associates received 23/10/2025. The development shall not be brought into use until a verification report by a suitably qualified practitioner has been submitted to, and approved in writing by



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the Local Planning Authority to confirm satisfactory completion of the stabilisation works which shall thereafter be retained for the lifetime of the development.

In light of works undertaken, it appears it may not be possible for condition no.11 to be complied with and either an application for variation of condition or which seeks planning permission in relation to the works as carried out would be required. It should be noted a further application is only required should the development not be undertaken such that the requirement(s) of condition no.11 are adhered to.

Notwithstanding this, it is accepted that there remains potential for condition no.11 to be complied with, and as such it is considered that on that basis and having cognisance of the response of the Canal and Rivers Trust in relation to the submitted detail, the information submitted is sufficient to allow for the discharge of condition no.12 in this case. There remains an ongoing requirement of condition no.12 that the development be undertaken in accordance with the approved statement of works.

Yours faithfully

Mathias Franklin
Head of Planning and Development