



Kirklees Council
Planning and Development Service
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Date: 06-Oct-2026
Our Ref: 2026/91545

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 (noise report), 4 (acoustic details), 6 (bin store) on previous permission 2024/92848 for alterations to convert first floor to 2 dwellings; sub-division of one ground floor retail unit to two retail units (use class Ea); installation of new shop fronts to south and east elevations and construction of external staircase to northern elevation including associated works
Marsh Carpets, 82-84, Westbourne Road, Marsh, Huddersfield, HD1 4LF
Application Number: 2026/91545**

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

To discharge Conditions 3 and 4, the applicant has submitted a Noise Assessment Report, Ref. 03918-120100, dated 27th April 2026, prepared by Blue Tree Acoustics Ltd. The submitted report advises the applicant how to meet internal noise levels within the residential apartments of the development. However, the condition also advises that *the development shall not be brought into use until all works comprised within the measures specified in the approved report have been carried out in full* (at which point the LPA can discharge the condition). The developer will need to undertake the recommended works and demonstrate that the specified works have been completed as advised.

Condition 3a does require an assessment of noise levels from the development. The submitted Noise Assessment Report, Ref. 03918-120100 does not provide this, however, it does state that:

"The ground floor unit is currently a shop, and the proposal is for the ground floor space to become 2 no shops of Use Class E(a) and for the 1st floor level areas to become dwellings...For the sake of completeness, it is prudent to ensure that the shops do not play foreground music and that any music playing in the shops is limited to 60dB(A). The shops should have no external mechanical



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services plant or extracts. This will ensure that there is no noise impact, thus satisfying Condition 3".

The applicant has not submitted any details for the discharge of condition 4.

As such, **Conditions 3 and 4 cannot be discharged and further information should be submitted.**

With regards to outstanding matters pertaining to bin collection and storage, the agent has submitted "Bins Store Details" referenced, drawing No. UD-556 and further commentary in an email with plan received on the 9th September 2026. The details provided are considered acceptable for the discharge of Condition 6 but must be provided and retained in perpetuity.

For the purpose of this application Condition 6 can be discharged.

Yours faithfully

Mathias Franklin
Head of Planning and Development