Consultation Response from KC, Conservation & Design
2026/91775 land at, Dowker Street, Milnsbridge, Huddersfield, HD3 4JU
Discharge of details reserved by conditions 4 (C(E)MP), 5 (CEMP: Biodiversity), 6 (road survey), 7 (retaining walls), 9 (surface water features in the Highway), 10 (culvert condition survey of Longwood Brook), 11 (Drainage Strategy), 12 (Flood routeing), 13 (temp drainage), 14 (Phase 1 Report), 15 (Phase 2 Report), 16 (Remediation), 18 (Estate road specification), 19 (access specification), 20 (footpath connection specification), 21 (Boundary Treatment), 23 (Acoustic report), 24 (facing materials), 25 (roofing materials), 29 (Landscape strategy)on previous permission 2025/92728 for erection of 33 dwellings with associated car parking and landscaping
Date Responded: 18-8-26 Responding Officer: SC Responding Ref:

Condition 18. Surface treatments
Tactile paving is marked on the HIGHWAY DETAILS plans but colour is not specified – can this be buff colour (not red)? As its within Conservation Area and near Listed Buildings.

Condition 24. External Facing Materials
External Facing stone – it states TBC
See 10.33 of Committee Report
We await confirmation of the natural stone type/datasheet.

External Facing Brick/ Boundary walls
If there is brick proposed, it should only be for walls facing the inside of the site, as advised previously and should be buff colour (not red). It currently states Tawny Buff colour. Only acceptable if used facing the inside of the site.
See 10.33 of Committee Report
Proposed coursing/bonding pattern and mortar colour and pointing style shall be submitted.

External meter boxes – can these be buff colour, not white if possible. No details submitted.

Boundary walls – Materials tracker 1.4 Boundary of Front of Plot- states brick wall which would be out of place in the Conservation Area near the Listed Building, so not acceptable. These should be low natural stone, coursed to match the local area, with railings above. Details to be submitted.

Condition 25. External roofing materials – required natural or artificial blue slate
Natural blue slate would be preferred. Natural Brazilian slate (grey) could be an option, this would blend with the dark solar pv panels.
The Materials Tracker suggests Marley Edgemere Grey tile, this is a concrete interlocking tile with an 18mm edge. A natural slate would be preferred if possible.

Gutter brackets would be preferred to fascias. But if required then fascias to be black as specified (not white). See 1.8 of Materials Tracker.

Condition 26. External windows and doors details
Windows & doors
As it's affordable new build within the Conservation Area, and a reasonable simple design for windows and doors, we can accept uPVC in this case. The condition states they should be recessed by a minimum of 100mm, and this will be important to improve the overall design appearance (the windows and doors should not be flush with the walls). White or off-white would be acceptable.

Doors are proposed to be black GRP – acceptable. To be recessed by 100mm

Not included in this DOC application…
Condition 27. Solar pv
Solar PV – shall be all black, no silver linings, use non-reflective coating. No details submitted as yet. These should be within the internal elevations of the site.