

**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:	2026/44/92334/E
Site Address:	5, Cumberworth Road, Skelmanthorpe, Huddersfield, HD8 9AB
Description:	Discharge of details reserved by condition 3 (materials) on previous permission 2025/90526 for demolition of single storey extensions and erection of single and two storey extensions, alterations and site works (within a Conservation Area)
Recommending Officer:	James Evans

DECISION – Discharge of Conditions 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.

Danielle Cooper

AUTHORISED OFFICER

Date: 13-Oct-2026

DISCHARGE OF CONDITIONS

Reference No. 2026/92334

Site Address: 5, Cumberworth Road, Skelmanthorpe, Huddersfield, HD8 9AB.

Proposal: Discharge of details reserved by condition 3 (materials) on previous permission 2025/90526 for demolition of single storey extensions and erection of single and two storey extensions, alterations and site works (within a Conservation Area)

The merits of the application have previously been assessed under reference 2025/90526 and permission granted for demolition of single storey extensions and erection of single and two storey extensions, alterations and site works (within a Conservation Area)

The applicant is now seeking to discharge Condition 3 (Materials).

It is noted that Denby Dale Parish Council have commented on the application and have raised no objections.

ASSESSMENT

Condition 3 (Materials):

3. Details of all external facing materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on the superstructure of the extensions. The development shall then be completed using the approved materials prior to the hereby approved development being brought into use.

Reason: In the interests of visual amenity and to accord with Policies LP24 & LP35 of the Kirklees Local Plan, Key Design Principles of the House Extensions and Alterations SPD and the aims of chapter 12 of the National Planning Policy Framework.

Assessment of Condition 3

As part of the application the following has been submitted: -

- Application Forms
- Proposed Materials (24107D-21-P02)

The applicant has submitted the proposed materials (dated 19th August 2026) which details the walling and roofing materials as well as images. The proposed external facing materials to be used in the construction of the development include local natural tumbled stone and white 'Ecorend monocouche' render for the walls, with blue slate roofing to match the original building. These materials would be in keeping with those used in the surrounding area and respect the character and appearance of the host dwelling. Therefore, these details are deemed to be acceptable for the purposes of the condition and therefore condition 3 can be discharged.

DECISION LETTER TEXT

Condition 3:

You have submitted the following: -

- Application Forms
- Proposed Materials (24107D-21-P02)

The submitted details are considered sufficient to satisfy this condition which is therefore discharged. It is a requirement of this condition that the proposals shall be constructed in accordance with the approved details and retained as such.