Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Enquiries to: Ellie Thornhill

Kirklees Direct
Tel: 01484 221000
Email: ellie.thornhill@kirklees.gov.uk

Sam Ruthven,
Johnson Mowat
Coronet House
Queen Street
Leeds
LS1 2TW

Date: 17-Nov-2026
Our Ref: 2026/92797

Dear Sir,

Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Discharge of detail 10 (phasing plan) on previous permission 2023/93667 for demolition of buildings and outline application, including the consideration of access for vehicle into the site, for erection of residential development (up to 261 dwellings), including redevelopment of Lodge Cottage and Administration Building for residential use, two vehicular access points off Storthes Hall Lane and associated works
Storthes Hall Student Village, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0WA
Application Number: 2026/92797

I write with reference to your application to discharge the condition for the above development as submitted on 05-Oct-2026.

Condition 10: Phasing plan

Pursuant to condition 10, you have submitted:

- Phasing plan (ref: H-BDW-XX-XX-DR-AR-203003)
- Supporting letter (By Johnson Mowat)

The submitted details are deemed to be acceptable for the requirements of condition 10 and therefore, the condition is hereby discharged.

Notwithstanding the above, please be aware of the associated requirements of conditions 13 and 14 that require certain timeframes for the submission of all Reserved Matters applications, and the date to which commencement of the approval of the Reserved Matters needs to be begun by.

Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

13. All applications for the approval of Reserved Matters for the development hereby approved shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
Reason: *Pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.*

14. Implementation of the first phase of the development hereby approved shall commence either before the expiration of two years from the final approval of Reserved Matters or in the case of approvals of different dates, the final approval of the last such matter to be approved.
Reason: *Pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act*

Yours faithfully

Mathias Franklin
Head of Planning and Development