

DISCHARGE OF CONDITIONS

location	2 Bank End Knoll, Thurstonland Bank, Brockholes, Holmfirth, HD97BF
application	Conversion of Garages and Alterations to Listed Building.
client/applicant	Mr. M Jones
job number	22/820
date	October 2026

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
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Company Registration Number: 09898149 - Company Registered in England and Wales

INTRODUCTION

This discharge of conditions application is for the outstanding conditions that formally require to be discharged following the [2024/62/90293/W](#) planning approval to then enable works to commence on site.

It's important to note the above referenced planning application was also accompanied by a listed building application reference [2024/65/90294/W](#). The listed building decision notice did not have any pre-conditions.

Condition 3 of the 2024/90293 approval is the only pre-condition relating to the formal approval. All the other conditions simply need to be complied with.

The formal 2024/90293 approval can be found within Appendix A of this statement.

We, Paul Matthews Architectural Ltd, are agents working on behalf of the applicant.

Condition 3 states;

3. Notwithstanding the submitted plans, before development commences, the proposed ironmongery details and the joinery details for the replacement windows and doors at a scale of 1:10 showing the profile and section detail at 1:5 shall be submitted to and approved in writing by the Local Planning Authority. The use of friction or egress hinges or trickle vents is not accepted. The windows shall be slim-line double-glazed, limited to 16mm maximum (at 4:8:4 ratio) with black spacer bars and be in timber. Any paint finish submitted shall be matt finish, not gloss. Thereafter the glazing and frames shall be finished in accordance with the approved details and retained as such.

***Reason:** In the interests of visual amenity and to accord with Policy LP24 and LP35 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.*

The applicants have appointed Collins and Hall, a reputable and local bespoke joinery manufacturer who we, Paul Matthews Architectural, have worked with on a number of listed building planning applications. Collins and Hall have provided the required details for the doors/windows that form part of the works, these plans/details accompany this formal application.

The timber used to manufacture the windows/doors will be Accoya timber. Accoya is a highly stable, and durable timber. It typically swells/shrinks 3 to 4 times less than traditional hardwoods and softwoods. Due to its high resistant to moisture absorption paint finishes can last significantly longer before needing reapplications.

The joinery (windows/doors) will be workshop primed and then finished with 2 topcoats of Teknos AquaTop 2600 range paint in T7002 colour. In 10% sheen/matt finish.

Teknos AquaTop 2600 is a water-borne industrial topcoat for exterior timber. It is a water-borne, flexible, and microporous topcoat specifically designed for exterior joinery such as windows and doors. Accoya timber is sourced from fast-growing, FSC-certified forests and is 100% recyclable.

This can be found overleaf (screen shot) but the following is also a weblink to this colour.

[T7002](#)



Teknos UK / Consumer / Colours / Exterior colours / T7002

T7002

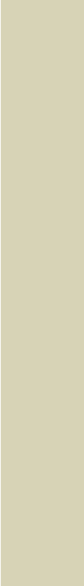
R: 216 G: 210 B: 179

Equivalent NCS Colour: 1610-G95Y

Closest NCS Standard Colour: S 1510-Y

The colours displayed on screen have been produced electronically. They are not a substitute for real colour samples, because our perception of colour is affected by the finish of the material, gloss, lighting conditions, and other factors. Always choose the final colour using standard colour cards available from your retailer.

DOWNLOAD COLOUR SAMPLE



T7002 ↓

Click the link above to download the colour sample to your computer.

With regards to ironmongery images and weblink can be found below and on subsequent pages.

Handles;



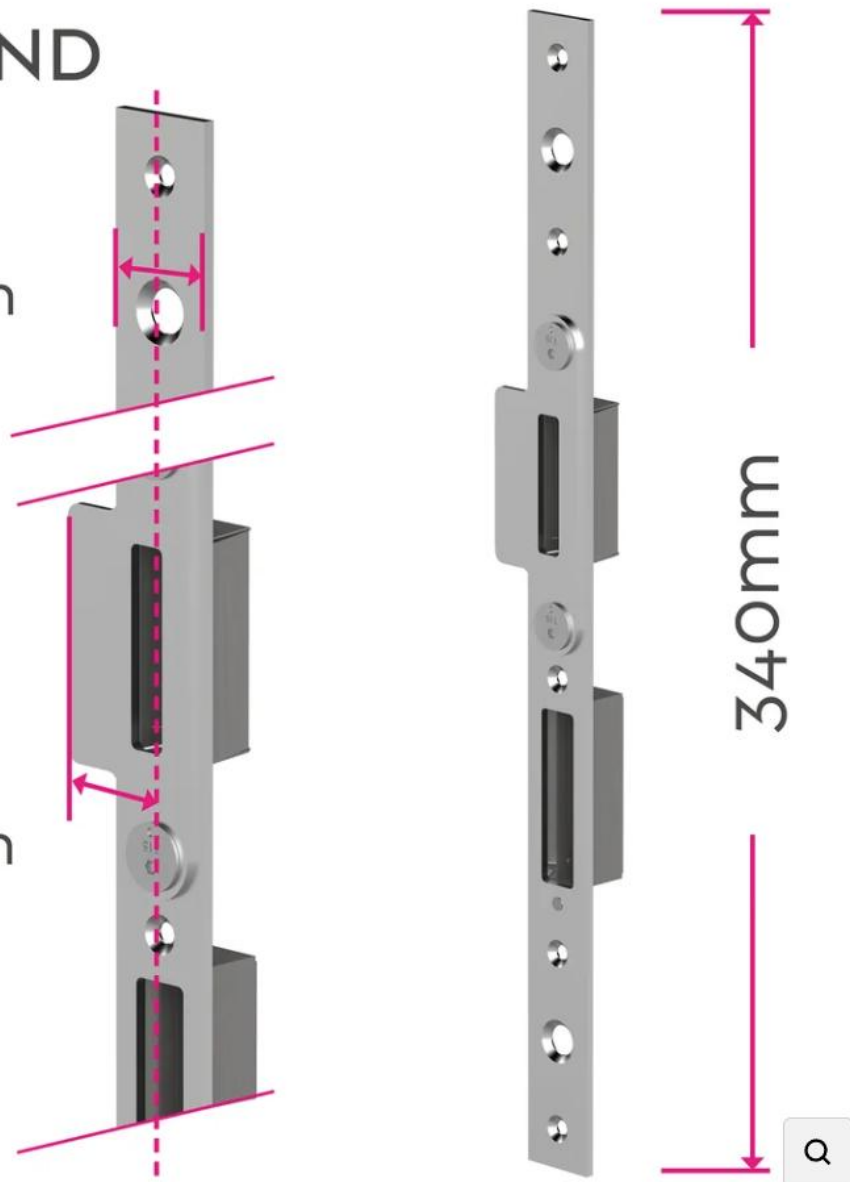
Cottage Slimline Lever Espag. Lock Set [fromtheAnvil](#) finished in pewter patina.

Front door locking system;

LEFT HAND

FP
24mm

CL
22mm



Handed Continuous Centre MPL Door Keeps by [Coastal](#)

The MK10 Full-length surface adjustable keep set for Size 1 or Size 2 multipoint door locks. Keeps are butted together using the locator tab at the rear of the faceplate to form a continuous keep. The MK10 is the centre part of the keep set available with different centre lines.

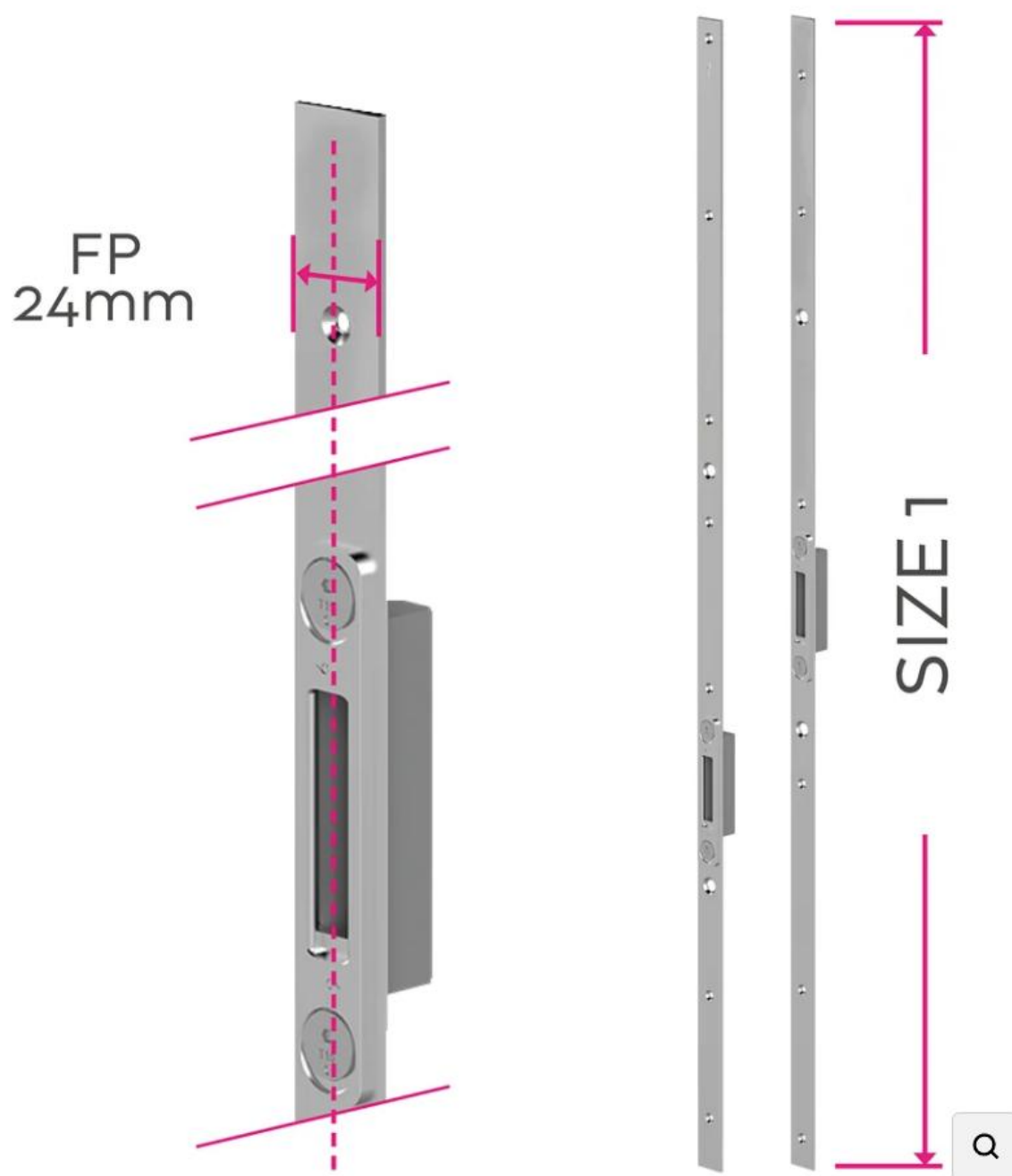
Butt Hinges;



Satin Stainless Steel butt hinges by [Coastal](#)

High-quality, heavy-duty butt hinge for external doors made from 316 Marine Grade Satin Stainless Steel to prevent rusting. Clean-lined, triple knuckle butt hinges with a 3mm gap.

Top and Bottom Continuous MPL Door Keeps



[MK26 Full-length surface-adjustable keep set](#) for Size 1 (455mm) or Size 2 (600mm) multipoint door locks, the MK26 are the top and bottom extensions used in conjunction with the MK10

Threshold;



[Inward Opening Thermal Break Door Threshold by coastal.](#)

TSW Inward-opening aluminium threshold. Part M Compliant inward open mobility threshold suitable for disabled access.

CONCLUSION

We trust application provides sufficient information to enable the two conditions to be appropriately discharged.

If the LPA require any further information or justification to enable the formal approval/discharge of conditions we respectfully ask for early contact/communication with Paul Matthews Architectural Ltd.

We respectfully ask for contact from the case officer prior to the formal determination of this application.

APPENDIX A

2024/62/90293/W Planning Approval



Planning Application Decision Notice

To: Paul Matthews Architectural
Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ

For: M Jones

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order
2015

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2024/62/90293/W

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

**CONVERSION OF GARAGES TO LIVING SPACE, INTERNAL ALTERATIONS,
INSTALLATION OF GATE AND REPLACEMENT WINDOWS AND DOORS**

At: 2, BANK END KNOLL, OAKES LANE, BROCKHOLES, HOLMFIRTH, HD9 7BF

In accordance with the plan(s), documents and application submitted to the Council on 26-Feb-2024, except as amended or specified, details of which can be found in the table below and subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP21, LP22, LP24 and LP35 of the Kirklees Local Plan, Key Design Principles 1-17 of the Council's House Extensions & Alterations Supplementary Planning Document, and Policies within Chapters 2, 12 and 14 of the National Planning Policy Framework.

3. Notwithstanding the submitted plans, before development commences, the proposed ironmongery details and the joinery details for the replacement windows and doors at a scale of 1:10 showing the profile and section detail at 1:5 shall be submitted to and approved in writing by the Local Planning Authority. The use of friction or egress hinges or trickle vents is not accepted. The windows shall be slim-line double-glazed, limited to 16mm maximum (at 4:8:4 ratio) with black spacer bars and be in timber. Any paint finish submitted shall be matt finish, not gloss. Thereafter the glazing and frames shall be finished in accordance with the approved details and retained as such.

Reason: In the interests of visual amenity and to accord with Policy LP24 and LP35 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the Council's adopted House Extensions & Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

4. Notwithstanding the details provided, the external stone surrounds for the new bifold openings for the dining room and the snug on the west elevations hereby approved shall be of natural ashlar stone and shall closely replicate the stonework of the existing host window surrounds in terms of stone type, colour, bedding and tooling, albeit with a deep enough section suitable for the span. The surrounds shall be finished in hand tooled stone to match the existing walling, and no power tool cuts or marks shall remain visible. The window stone surrounds approved by this condition shall be retained thereafter.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policies LP24 & LP35 of the Kirklees Local Plan, Key Design Principles 1 and 2 of the House Extensions and Alterations SPD, Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan as well as policies within Chapters 12 and 16 of the National Planning Policy Framework.

5. Prior to the conversion of the garage into living quarters, one electric recharging point shall be installed within the dedicated parking area of the dwelling hereby approved. Cable and circuitry ratings shall be of adequate size to ensure a minimum continuous current demand of 16 Amps and a maximum demand of 50Amps. The electric vehicle charging point so installed shall thereafter be retained.

Reason: In the interests of supporting low emission vehicles and to accord with the guidance contained in Policies LP20, LP24, LP47 and LP51 of the Kirklees Local Plan, Policy 12 of the Holme Valley Neighbourhood Development Plan, Principle 18 of the Housebuilders Design Guide and Chapters 9, 14 and 15 of the National Planning Policy Framework.

NOTE: Electrical Vehicle Charging Points -

- A standard electric vehicle charging point is one which is capable of providing a continuous supply of at least 16A (3.5kW). A 50A (12kW) is however more likely to be futureproof.
- Standard charging points for single residential properties that meet the requirements specified in the latest version of "Minimum technical specification – Electric Vehicle Homecharge Scheme (EVHS)" by the Office for Low Emission Vehicles will be acceptable. Basically, charging points that provide Mode 3 charging with a continuous output of at least 16A (3.5kW) and have Type 2 sockets would be acceptable.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.

NOTE: The site is located within the Kirklees Bat Alert Layer and there is an increased potential for roosting bats. If bats are discovered on site, development shall cease and the applicant is advised to contact Natural England for advice.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan.	Drawing no. 22/820/01.		14/02/2024
Existing Block Plan.	Drawing no. 22/820/02.		14/02/2024
Proposed Block Plan with Parking Layout.	Drawing no. 22/820/07.		23/02/2024
Existing Elevation Plans.	Drawing no. 22/820/05.		14/02/2024
Existing Floor Plans.	Drawing no. 22/820/03.		14/02/2024
Proposed Elevation and Floor Plans.	Drawing no. 22/820/06b.	B	14/02/2024
Proposed Gate Elevation and Section Plans.	Drawing no. 22/820/08.		27/02/2024
Heritage Impact Statement	Heritage Impact Statement by Paul Matthews Architectural Ltd. Job no. 22/820. Date: December 2023		14/02/2024
Climate Change Statement	-	-	14/02/2024

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. The case officer considered the application on review and sought no amendments as it met Local Plan policies on visual and residential amenity. The pre-commencement conditions were agreed with the applicant's agent.

Building Regulations

- Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Please contact Kirklees Building Control on 01484 221550 or via e-mail to building.control@kirklees.gov.uk, alternatively visit www.kirklees.gov.uk/pbc for more information.

Site Notice

- The application has been publicised by notice(s) in the vicinity of the site. Please would you now remove the notice(s) and responsibly dispose of to avoid harm to the appearance of the local area.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “**submitted to and approved in writing by the Local Planning Authority**”.
- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Amendment(s) to Approved Plans

- This permission relates to the plans and documents listed on this decision notice. Should the proposal change significantly, a new application will be required.
- If however the change proposed is small, such as an altered window or door, you can apply for the change to be considered as a non-material amendment. The forms and supporting guidance for non material amendments are available online at the Planning Portal's website at www.planningportal.gov.uk, alternatively the forms can also be found at www.kirklees.gov.uk/planning.

Highways Structures

- It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Development within a Coal Mining Area

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision for a householder application, if you want to appeal against your Local Planning Authority's decision to impose planning conditions then you must do so within 6 months of the date of this notice.
- If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-householder-planning-decision> . Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 21-May-2024

Signed:



David Shepherd
Strategic Director Growth and Regeneration

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search planning applications and decisions' and by searching for application number 2024/62/90293/W.

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

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