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Paul Kemp
Service Director
Economy, Regeneration and Culture

Date: 10-Jul-2018
Our Ref: 2018/91947

Dear Sir

Application for a non-material amendment following a grant of planning permission, Town and Country Planning Act 1990

**Non Material Amendment to previous permission 2017/91216 for variation of
condition 2 (Plans) on previous permission 2015/93001 for conversion and
extensions of offices and coach house to form 2 dwellings and erection of 3
dwellings**

Woodville, Calf Hill Road, Thongsbridge, Holmfirth, HD9 3UB

Application Number: 2018/91947

Thank you for your application dated 14-Jun-2018 for a non-material amendment to the above scheme. The amendment sought is the provision of guest suite accommodation within the first floor of garages on plots 2, 3 and 4 as indicated on drawing No. 2381-56C.

I confirm that the alterations are acceptable and may be considered as a non-material amendment to the approved drawings. It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

I would also clarify that the non-material amendments sought are acceptable as providing ancillary living accommodation to the main dwelling houses on plots 2, 3 and 4. It is important to note this non material amendment does not authorise the creation of new dwellinghouses, rather the accommodation provided remains in the 'planning unit' of the dwelling to which it is associated. This also ensures the non-material amendment approved remains within the description of the development as set out on the decision notice, for application nos. 2015/93001 & 2017/91216.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

Yours faithfully

Teresa Harlow
Team Leader