DPP Planning
One Park Row
Leeds
LS1 5HN

0113 819 7280
info@dppukltd.com

www.dppukltd.com

Dear Sir/ Madam
Kirklees Council
Planning Services
Investment and Regeneration
PO Box B93
Civic Centre III
Off Market Street
Huddersfield
HD1 2JR

Ref: L007/3708LE

Date: 06 Jan 2022

Dear Sir/Madam

NON-MATERIAL AMENDMENT APPLICATION MADE UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 IN RELATION TO THE CONSENTED DEVELOPMENT AT KING JAMES SCHOOL, ST HELEN'S GATE, ALMONDBURY, HUDDERSFIELD, HD4 6SG, UNDER REFERENCE 2020/62/92657/W.

On behalf of our client Kirklees Council Economy and Skills Capital Delivery Team, please find enclosed this Non-Material Amendment (NMA) application made under Section 96A of the Town and Country Planning Act 1990 seeking to amend the approved plans as listed under condition 2 of application 2020/62/92657/W at King James School, St Helen's Gate, Almondbury, Huddersfield, HD4 6SG.

This NMA application relates to the approved development described as follows:

"Erection of 10 classroom teaching block and formation of car park with associated engineering and landscape works (within conservation area)"

Proposed Changes

The amendment seeks to amend condition 2 and the list of approved drawings under the plans and specifications schedule. The reason for the changes is to amend three aspects of the approved plans in minor ways:

First Change – Amendment to the Embankment Design
The first alteration is to amend the design of the embankment to the northwest of the approved building to provide a stepped embankment. This design has been developed following a review by a specialist contractor who provided the recommendation on the basis of ease of construction, reduced material required, and a reduced construction programme. As such, the new design is more efficient and more sustainable.

The stepped embankment will maintain the slope of the bank as already approved and it will therefore not increase the significance of the slope or location. The design will also maintain the provision for landscaping as previously approved, the details of which are subject to condition 8 which will be discharged should this NMA application be approved.

Overall, this is a technical design change and solution to a constrained site and project and it will see no discernible impact from the public highway or surrounding uses when compared to that which already has planning permission. As such, it is considered to be a non-material change.

Second Change – Amendment to the Roof Design

The second alteration is to amend the drawings relating to the roof to account for an increased parapet height of 1100mm. This results in an increase to the existing parapet, which features along the perimeter of the roof, of approximately 610mm. Accounting for the total height of the building, this change is a 7.14% increase to that already approved.

The increased parapet height is in order to provide safe access to the roof for maintenance of the roof itself and the provided photovoltaic panels. It is therefore a technical regulatory change as opposed to aesthetic. The increase can therefore be seen as a functional requirement for the building.

Whilst this does increase the overall height of the building, it has been shown that the increase is minimal and will have no consequential impact over and above that already approved. As such, it is considered to be a non-material change.

Third Change – Redesign of Car Parking

Currently, under the approved plans, the car parking layout impacts on an existing gas main serving the school. As such, the third amendment sees the redesign of the car parking to eliminate disruption of the school heating system and minimise health and safety risks associated with working on/near a gas main. The need to avoid the gas main has also meant that two spaces have been lost from the approved car parking layout and so an additional two are needed elsewhere on site; the amendment therefore proposes these to the north of the school building.

In addition, the amended car parking layout also means a slight alteration to the drainage design. The amendments follow the same principles agreed in the original application. This is reflected in the newly submitted plans which are proposed to supersede the approved.

As a result of the above, the following changes are therefore proposed:

- Provision of drawing '7812-MJM-ZZ-ZZ-DR-C-5250-A-C2_ Car Park Drainage Layout' to replace drawing 'LE-020-CCS-S1-XX-DR-S-0111 T4 New Car Park Drainage & Repairs Layout'
- Provision of drawing '7812-MJM-ZZ-ZZ-DR-C-9060-A-C1_Additional Parking External Works Layout' as a new drawing to provide new parking spaces
- Provision of '7812-MJM-ZZ-ZZ-DR-C-9050-A-C1_Car Park External Works Layout', '17182-360_Propsed New Car Park Layout_For Construction_B_0', '17182-363_Proposed New Car Park External Works Details_For Construction_D', and '17182-364_Proposed New Car Park Site Sections_For Construction_B' to collectively replace drawing '303_020-FC-03-00-DR-A-0711 Rev 5'
- Provision of '7812-MJM-ZZ-ZZ-DR-C-5200_Drainage Layout_For Construction_C5' to replace drawing 'LE-020-CCS-S1-XX-DR-S-0100 T3 Surface Water Management Layout'
- Provision of drawing '17182-200 Block Plan' to replace drawing '303_020-FC-01-ZZ-DR-A-0701 Rev 3'
- Provision of drawing '17182-203 Site Plan' to replace drawing '303_020-FC-03-03-DR-A-0706 Rev 2'
- Provision of drawing '17182-206 Landscaping Layout' to replace drawing '303_020-FC-03-00-DR-A-0707'
- Provision of drawing '17182-202A Proposed Elevations' to replace drawing '303_020-FC-03-ZZ-DR-A-0730 Rev 4'
- Provision of drawing '17182-204A Sections Existing and Proposed Sheet 1' to replace drawing '303_020-FC-03-ZZ-DR-A-0741 Rev 1'
- Provision of drawing '17182-207A External Works Area 1' as a new drawing to provide further detail

Tests for an NMA

The proposed change is considered to be non-material in the context of the commonly used four key 'tests for an NMA'. These being: 1) the proposed changes are inconsequential in terms of its scale in relation to the original approval; 2) the proposed changes will not detrimentally impact on neighbouring amenity, or that of the character of the area; 3) the proposed change would not disadvantage any third party or body; and 4) the amendment is not contrary to any policy of the Council.

Enclosed with this Submission:

To support this NMA application, in addition to the covering letter, please find enclosed:

- Completed application forms and certificates;
- 7812-MJM-ZZ-ZZ-DR-C-5250-A-C2_ Car Park Drainage Layout
- 7812-MJM-ZZ-ZZ-DR-C-9060-A-C1_Additional Parking External Works Layout
- 7812-MJM-ZZ-ZZ-DR-C-9050-A-C1_Car Park External Works Layout
- 7812-MJM-ZZ-ZZ-DR-C-5200_Drainage Layout_For Construction_C5
- 17182-200 Block Plan
- 17182-203 Site Plan
- 17182-206 Landscaping Layout
- 17182-202A Proposed Elevations
- 17182-204A Sections Existing and Proposed Sheet 1
- 17182-207A External Works Area 1

I trust the enclosed information is sufficient to allow the prompt registration of the application. If you should have any queries or require further information, please do not hesitate to contact me.

Yours sincerely,

William Marshall
Senior Planner
DPP
T: 07733730269
E: leo.horton-taylor@dppukltd.com