Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield

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Steve Bell,
GHP Architects
Empire House
Mulcture Hall Road
Halifax
HX1 1SP

Date: 26-Apr-2023
Our Ref: 2022/92281

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 2020/92368 for erection of 14 dwellings with garages and formation of new access road

Land south of, Leeds Road, Mirfield, WF14 0JE

Application Number: 2022/92281

Thank you for your application dated 06-Jul-2022 for a non-material amendment to the above scheme. The amendment(s) sought are all:

- Alteration of house type C, including the repositioning of the front door, windows, and external canopy. Internal layout changes to match.

- Alteration to the roof pitch of type C to 25°. The original plans have been identified to have inconsistencies between the side and front elevation pitches. The height is to be retained at 7.4m, with the pitch lowered slightly to ensure the elevations conform.

- Amend all garage roofs from double pitched, side facing gables roofs, to hipped roofs. The double garage's height would not materially change, the height of the single garage would fall from 4.6m to 3.7m

The amendment(s) are shown upon the following plans:

- Plan ref. "200.2 Rev. B"

- Plan ref. "300.4 Rev. A"

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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 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.

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.

Yours faithfully,

Mathias Franklin
Head of Planning and Development