

Enquiries to: Nick Hirst

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Sohaib Ahmed,
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Date: 19-Sep-2023
Our Ref: 2023/92529

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 2021/91638 for reserved matters
application pursuant to outline permission 2016/91479 (appeal no.
APP/Z4718/W/17/3173711) for erection of 22 dwellings**

Land at, Hart Street, Newsome, Huddersfield, HD4 6LS

Application Number: 2023/92529

Thank you for your application dated 24-Aug-2023 for a non-material amendment to the above scheme.

The amendment sought is as follows:

- Modification to condition 9, amending the trigger for compliance from being 'pre-commencement' to the desired 'pre-superstructure'.

I confirm that the desired modification to condition 9 may be considered a non-material amendment to the proposal. Therefore, condition 9 is hereby amended to:

9. Prior to commencement of the superstructure of any of the hereby approved dwellings, a scheme detailing the proposed internal adoptable estate roads comprising of the new carriageway to an adoptable standard, shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall include full sections, details of speed reducing features, construction specifications, drainage works, lighting, signage, white lining, surface finishes, and treatment of sightlines together with an independent safety audit covering all aspects of the

works. Before any building is brought into use the scheme shall be completed in accordance with the scheme shown on approved plans and retained thereafter.

Reason: *To ensure that suitable access is available for the development, in the interest of the safe and efficient operation of the highway and to comply with the aims of Policy LP21 of the Kirklees Local Plan. This is a pre-commencement condition to ensure the necessary design has been secured prior to relevant works being undertaken.*

Note: For the purposes of interpretation, the definition of 'superstructure' is the part of a building or construction entirely above its foundation.

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