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Date: 01-Nov-2023  
Our Ref: 2023/92838

Dear Sir/Madam

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

**Non-material amendment to previous approval (ref: 2023/90066) of variation of  
conditions 2 (plans) and 6 (highway layout) of previous permission 2019/91836 for  
erection of 34 dwellings**

**Land adjacent to Inkerman Court, Barnsley Road, Denby Dale, Huddersfield, HD8  
8XA**

**Application Number: 2023/92838**

Thank you for your application dated 27/09/2023 for a non-material amendment to the  
above scheme.

The proposed amendments are described in your submission as follows:

*The proposed changes encompass the substitution of four detached dwellings and  
the introduction of a new sub-station, necessary to provide electrical power to the  
development. Plot 9 and associated detached double garage are replaced by the  
sub-station and a 2-storey 3-bedroom C type house. Plots 10, 11 and 12 currently  
approved as 2.5-storey, "room in roof" house types are replaced by 2-storey  
detached type. Plot 12 features the double fronted P type, approved elsewhere on  
the wider development, which will face the street in place of the side-on L type.*

Comparison between the previously-approved site layout plan (1903-SI-01 rev P,  
approved under NMA 2023/92772) and the proposed site layout plan submitted under this  
latest NMA application (1903-RP-01 rev B) confirms that the following changes to house  
types are proposed:

- Unit 9: was type N (4-bed detached), becomes type C (3-bed detached)
- Unit 10: was type T (5/6-bed detached), becomes type S (4-bed detached)
- Unit 11: was type T (5/6-bed detached), becomes type S (4-bed detached)
- Unit 12: was type L1 (4-bed detached), becomes type P (4-bed detached)

Other house types in the development would remain unchanged.

Locations of meters, burglar alarm boxes, vents and external light fittings are also shown on the submitted drawings.

The proposed amendments are illustrated and explained in the following drawings / documents:

- Site Layout – Replan of Plots 9-12 (drawing 1903-RP-01 rev B)
- Plot 9 Comparison Elevations (drawing 1903-CE-01 rev A)
- Plot 10 Comparison Elevations (drawing 1903-CE-02 rev A)
- Plot 11 Comparison Elevations (drawing 1903-CE-03 rev A)
- Plot 12 Comparison Elevations (drawing 1903-CE-04)
- Street Scene – Replan of Plots 9-12 (drawing 1903-SS-10)
- Street Scene – Plots 9-12 and 34 (drawing 1903-SS-11 rev A)
- Sub Station (plans and elevations) (drawing 1903-SU-01 rev A)
- Denby Dale House Type Booklet Replan Plots 9-12 (1903-HT-04 rev A, August 2023)
- Document titled “Barnsley Road, Denby Dale – Short statement regarding the proposals for the Non-material amendment to previous permission 2019/91836 for erection of 34 dwellings – replacement of detached garage with electricity substation and re-plan of plots 9 to 12”

The council’s decision below is based on the electricity substation’s roof being of a simple hipped design (as shown in drawing 1903-SU-01 rev A), and not a hipped/pyramid design as shown in other drawings.

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](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

Yours faithfully

*Victor Grayson*

Victor Grayson, Development Management Masterplanner  
for Mathias Franklin, Head of Planning and Development