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John Dougal,
Robertson
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Date: 07-Apr-2025
Our Ref: 2024/92159

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 2020/91746 for erection of extra
care development providing 80 apartments with associated communal facilities and
landscaped gardens**

Land off, Kenmore Drive, Cleckheaton, BD19 3EJ

Application Number: 2024/92159

Thank you for your application dated 31-Jul-2024 for a non-material amendment to the
above scheme. The proposed amendments sought are as follows:

- Omission of internal atrium including glazing on the roof slope (west and east elevation)
- Increase in height of flat roofs to allow for larger service voids for accommodation of M&E equipment. Flat roofs 1&3 have raised by approximately 500mm and the middle flat roof 2 has raised by approximately 300mm
- Projecting balconies replaced with Juliet balconies (all elevations)
- Omission of balconies from dormer windows (all elevations)
- Change upper floor bedroom external doors to window with top opener (all elevations)
- Automatic opening vent details added (west elevation) and projection through roof (north elevation, west elevation)
- Change of dormers to combination rooflight (south elevation, north elevation)
- Combination rooflight revised to single pane (all elevations)
- Recesses for rain water pipe omitted (all elevations)
- Ground floor buggy store single door change to double door (south elevation)

The amendments are shown on the following drawings:

- Elevations South & West, drawing Ref CLK-BBA-XX-ZZ-DR-A-00-0031 Rev C06
- Elevations North & East, drawing ref CLK-BBA-XX-DR-A-00-0030 Rev C06
- Proposed Lower Ground Floor Plan drawing ref CLK-BBA-XX-LG-DR-A-00-0001. C05
- Proposed Ground Floor Plan, drawing ref CLK-BBA-XX-GF-DR-A-00-0002. C05
- Proposed First Floor Plan, drawing ref CLK-BBA-XX-01-DR-A-003, Rev C06
- Proposed Second Floor Plan. Drawing ref CLK-BBA-XX-02-DR-A-00-0004. Rev C06
- Proposed Roof Plan, drawing Ref CLK-BBA-XX-RF-DR-A-00-0005, Rev C01

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