

JF/2025105/PL

06th March 2025

Kirklees Council Planning and Development Service
 PO Box 1720
 Huddersfield
 HD1 9EL

Variation of Condition Application

Dear Sirs,

Please find enclosed an application to vary the plans for the erection of an agricultural workers dwelling, originally secured under consent 2021/90942.

The applicant has re-visited the proposal and decided there are some changes which they would like to make to the scheme for both practical and aesthetic reasons.

Please substitute the approved plan (ref 2662 01H) with the submitted drawing 2025105-101-P1

Please see below a summary of the main changes and the justification for the proposed changes –

<p>Addition of 2 enclosed porches</p>	<p>The porches have been added to the scheme as they will provide initial elemental shelter to the occupants. This will be especially welcome after a long day of working the land as an initial layer of shelter. The porches also provide additional storage for the required boots and outerwear associated with agricultural work. Furthermore, the porches will allow the house to retain heat without a large draft being felt every time the doors are opened.</p> <p>The proposed house sits on an exposed hillside and will therefore be vulnerable to extreme elements in storm situations. Unlike normal dwellings the applicant will have to leave the house in all weathers (especially adverse) to ensure the wellbeing of the livestock.</p> <p>The proposed porches are simple in design, complementing the surrounding architecture. Nearby houses feature similar storm porches, reinforcing this design choice.</p>
<p>Relocated office</p>	<p>The relocated farm office allows the house to flow better, by having the reception room and living spaces to the front of the house. Whilst this is a working farmhouse it still needs to function as a home. This layout allows the dirty and more functional utility spaces to be grouped together which is more practical.</p>
<p>Omission of mullions</p>	<p>The applicant is choosing to use 225mm coursed stone rather than 150mm coursed stone. This has been done to allow the house to</p>

	<p>appear more robust and to match the adjacent buildings. This choice of stone size will allow the farmhouse to match the style of the existing buildings on the agricultural unit.</p> <p>The existing buildings on the farm do not feature mullioned windows, so it is felt this detail would be out of character with the farm and has therefore been omitted.</p>
Omission of chimney	<p>The chimney has been omitted as the other properties on the farm unit do not have this feature. The house also sits within a smoke control area and as such the applicant is not looking to install a solid fuel appliance. Additional windows have been added to the side elevations to create additional interest to counter the loss of the chimney.</p>

Condition 4 & 10

It should be noted that the applicant plans to use an existing mains sewer connection on the farm which will allow for the disposal of foul and top water. This should allow for the discharge of condition 10.

A material schedule has been submitted with this application to remove condition 4 from any subsequent approval notice.

We trust the submitted information will allow for the validation and subsequent approval of this application.

Yours sincerely



James Fearnley RIBA
Director
Bsc(Hons) March PgDipArch ARB

For & on behalf of Hill Rise Architecture Ltd.

Hill Rise Architecture LTD.