

@Architect Document Reference: 24.0163

Date: May 2025

Kirklees Metropolitan Council
Planning Services
PO Box 1720
Huddersfield Customer Service Centre
Huddersfield
HD1 9EL

Dear Sir / Madam

SECTION 73 APPLICATION TO VARY CONDITIONS OF APPLICATION 2020/62/92499/W FOR ERECTION OF DRIVE THROUGH FOOD RETAIL UNIT WITH ASSOCIATED WORKS AT 205 Leeds Road HUDDERSFIELD, HD1 6NJ

Please find attached completed forms and supporting information in support of a Section 73 application for variation of the approved drawings and conditions 2 concerning application 2020/62/92499/W for erection of drive through food retail unit with associated works at 205 Leeds Road Huddersfield, HD1 6NJ.

The application is submitted on behalf of our client, Steel Frame Building Systems, who are the new tenant of the proposed site to be a new drive through Coffee Shop with associated works.

In support of the application, the following documents have been submitted:

- Application form
- 24-0163-A-DR-PL-01-120 - Location and Existing Block plans
- 24-0163-A-DR-PL-10-120 - Existing Site Plan
- 24-0163-A-DR-PL-20-120 - Proposed Site plan
- 24.0163-A-DR-PL-20-254 - Proposed GA Plan
- 24-0163-A-DR-PL-20-251 - Proposed External Elevations
- 24-0163-A-DR-PL-20-252 - Proposed Elevations (comparison drawing)

Variations Being Sought to the Approved Application

The Decision Notice includes a number of conditions This application seeks to vary the wording of condition 2. The changes being sought and the reasons for the changes are set out below.

Condition 2

Condition 2 requires that the development hereby permitted shall be carried out in complete accordance with the plans and specifications listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Changes to the approved layout are proposed through this application, which means that the applicant wishes to supersede the approved drawings with those accompanying this application for a new drive through Coffee Shop with associated works.

Decision notice referenced 2020/62/92499/W lists the approved drawings, and so this application is intended to replace the following approved drawings.

Approved drawings (Ref: 2020/62/92499/W)

Plan Type	Reference	Version	Date Received
Location Plan	2016018-(LP)01	-	3/9/2020
Proposed Site Layout Plan	2016018-(0-)02	-	4/2/2021
Proposed Elevations	2016018-(0-)05	-	4/2/2021
Proposed Floor Plan	2016018-(0-)03	-	10/5/2021
Proposed Section	2016018-(0-)01	-	4/2/2021

Submitted Drawing to Supersede Previously Approved

- 24-0163-A-DR-PL-01-120 - Location and Existing Block plans
- 24-0163-A-DR-PL-10-120 - Existing Site Plan
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- 24.0163-A-DR-PL-20-254 - Proposed GA Plan
- 24-0163-A-DR-PL-20-251 - Proposed External Elevations
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If you require any further information or clarification in order to validate or determine the application, then please do not hesitate to contact me.

I look forward to receiving an acknowledgement of receipt of this application at your earliest convenience.

Kind regards

Project Coordinator
@Architects