



Architects + Masterplanners

## Amendments Proposed Form for applications under Section 73 of the Town and Country Planning Act 1990

Section 73 of the Town and Country Planning Act 1990 allows applicants to apply for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted. This section can be used to amend planning conditions only and cannot change the description of development.

This form has been prepared to guide applicants and their agents in preparing Section 73 applications and to facilitate swifter processing and determination of such applications.

In addition to the drawings that should be clearly labelled showing the approved plans and the changes that are proposed, applicants are also required to provide a written description of the changes below and any explanation regarding the reason for the change.

Description of Application	<b>SECTION 73 APPLICATION TO VARY THE CONDITION OF APPROVAL RELATING TO THE DOCUMENTS DEPICTING PHASE 2 OF THE BELOW APPLICATION. REDUCTION IN SIZE OF THE CANOPY AND REDESIGN FOLLOWING A VALUE ENGINEERING EXERCISE.</b>
Site Address:	<b>HUDDERSFIELD BUS STATION, UPPERHEAD ROW, HUDDERSFIELD, HD1 2JN</b>
Description of Development:	<b>REFURBISHMENT COMPRISING (PHASE 1): FACADE IMPROVEMENTS INCLUDING HENRY STREET ENTRANCE; REPLACEMENT SHOP FRONTS; ALTERATIONS TO EXTERNAL BUS APRON; EXTENSION AND ALTERATIONS TO EXISTING BARRIER WITHIN THE BUS ALIGHTING LANE ADJACENT TO HENRY STREET; (PHASE 2): NEW ENTRANCE CANOPY; PUBLIC REALM IMPROVEMENTS; CYCLE HUB; FACADE IMPROVEMENTS INCLUDING REPLACEMENT SHOP FRONTS</b>
Application Number:	<b>2024/48/92302/W</b>

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**Planning Section 73**

**Changes and Amendments:**

Description of Change:	Following a Value Engineering exercise the overall size of the canopy has been reduced from 915 m2 to 545 m2, which included adjustments to the canopy profile.
Reason for Change:	Optimising construction costs, material use, and environmental impact while maintaining effective coverage. Adjustments to the canopy profile improve drainage, benefiting the green roof's sedum vegetation and structural integrity

Description of Change:	The proposed Cycle Hub and Bin Store have also been removed as a part of the Value Engineering process and replaced with a dedicated cycle parking area.
Reason for Change:	Optimising construction costs, material use, and environmental impact while maintaining an effective amenity without the need for a tenant to take responsibility and run the facility.

**Documentation:**

Plan Type	Reference	Approved Version	Proposed Version
Design and Access Statement by AHR	Section 6 of combined document referring Phase 2 of the development to be replaced with 202335-SGP-ZZ-ZZ-RP-131801 by SGP	P7	P04
Heritage Statement by SGP	202335-SGP-ZZ-ZZ-RP-131802	P04	P05
Phase two Biodiversity net gain assessment by Ecus	21287 - 25144-BNGA-V1.0	V2.0	V0.3
Landscape Masterplan by Pick Everard	221655-PEV-XX-00-DR-L-0301	P03	P05
Existing Site Plan by SGP	202335-SGP-ZZ-ZZ-DR-A-130000	P03	P08
Site Location Plan by SGP	202335-SGP-ZZ-ZZ-DR-A-130001	P02	P07
Site Plan - Listed Buildings by SGP	202335-SGP-ZZ-ZZ-DR-A-130002	P01	P06
Proposed Site Plan by SGP	202335-SGP-ZZ-ZZ-DR-A-131000	P07	P14
Proposed Site Clearance Plan by SGP	202335-SGP-ZZ-ZZ-DR-A-131006	P01	P06
GA Plan by SGP	202335-SGP-ZZ-ZZ-DR-A-131101	P08	P16
GA Roof Plan by SGP	202335-SGP-ZZ-ZZ-DR-A-131102	P06	P13
GA Reflected Soffit Plan by SGP	202335-SGP-ZZ-ZZ-DR-A-131104	P03	P10
GA Sections by SGP	202335-SGP-ZZ-ZZ-DR-A-131201	P04	P09
GA Elevations by SGP	202335-SGP-ZZ-ZZ-DR-A-131301	P04	P09
Cycle Parking Design by SGP	202335-SGP-ZZ-ZZ-DR-A-131302	P03	P08
Kirklees Unit Frontage by SGP	202335-SGP-ZZ-ZZ-DR-A-131303	P04	P09
Totem Design by SGP	202335-SGP-ZZ-ZZ-DR-A-131304	P04	P09
Mesh Artwork by SGP	202335-SGP-ZZ-ZZ-DR-A-131305	P04	P09
3D Visuals by SGP	202335-SGP-ZZ-ZZ-DR-A-131901	P03	P08