

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 96A

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
NON-MATERIAL AMENDMENTS**

Reference No: **2025/NM/91832/E**

Site Address: 6, Summers Drive, Mirfield, WF14 0DY

Description: Non material amendment to previous permission
2025/90065 for installation of air source heat pump
and roof fitted PV solar panels

Recommending Officer: Jennifer Booth

DECISION – Non-Material Amendment Approved

**I hereby authorise the approval of this application for the reasons set
out in the officer's report and recommendation annexed below in
respect of the above matter.**

Kirsty Nicholls

AUTHORISED OFFICER

Date: 30-Jul-2025

Overview

This application seeks a non-material amendment to application 2025/90065 for installation of air source heat pump and roof fitted PV solar panels.

The amendment seeks to replace the Heat Pump model approved. The amendments are detailed on the application form and associated specifications details submitted 03/07/2025.

This application will be assessed having regard to S96A of the Town & Country Planning Act 1990: "*In deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted*" and the Council's **Protocol for dealing with non-material amendments**.

The four key tests in the Protocol are:

1. Is the change inconsequential in terms of its scale in relation to the original approval? Yes

If so, three further tests need to be met:

1. Would the change result in a detrimental impact either visually or in terms of living conditions? No
2. Would the interests of a third party who participated or were informed of the original decision be disadvantaged in any way? No
3. Would the amendment be contrary to any policy of the Council? No

Assessment

The alterations do not cause the proposal to fall out of the original application's description.

The dimensions of the unit have altered although not significantly. None of the original application's conditions are breached by the proposal, nor are any further conditions required for the amendments to be acceptable. No council policies are contradicted by the amendments.

Conclusion

On the basis of the above, the proposed change would be acceptable under the non-material amendment procedure and as such is recommended for approval.

22/07/2025

Report Dated