# 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**

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| Reference No: | **2025/NM/92558/W** |
| Site Address: | Hebden Court, Chesil Bank, Quarmby, Huddersfield, HD3 4ED |
| Description: | Non material amendment to previous permission 2024/91368 for external recladding of the building and installation of fire suppression sprinkler tank in grounds |
| Recommending Officer: | Liz Chippendale |

**DECISION – APPROVE NON-MATERIAL AMENDMENT**

**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.**

Sarah Longbottom

***AUTHORISED OFFICER***

**Date: 10-Oct-2025**

**Application**: 2025/92558

**Site**: Hebden Court, Chesil Bank, Quarmby, Huddersfield, HD3 4ED

**Proposal**: Non material amendment to previous permission 2024/91368 for external recladding of the building and installation of fire suppression sprinkler tank in grounds

Overview

The changes sought are all:

- Space between panels to retain the gas pipes as existing on 6 no. elevations

This application must be assessed having regard to Section 96A 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'. To assist with this assessment, the LPA has published its 'Protocol for dealing with non-material amendments'.

Assessment

**Is the proposed change inconsequential in terms of its scale (magnitude, degree etc) in relation to the original approval?**

The proposed amendments are considered to be inconsequential in terms of scale in relation to the original approval.

**In the Authority's view would the proposed change result in a detrimental impact either visually or in terms of living conditions?**

The proposed amendments would have no significant impact on the visual amenity of the approved development or result in disadvantage to the interests of any third party given the alterations are minor.

**In the Authority's view would the interests of a third party or body who participated in or were informed of the original decision be disadvantaged in any way?**

The proposed amendments would not be considered to disadvantage any third party or body in any way given that the alterations are minor.

**In the Authority's view would the amendment be contrary to any policy of the Council?**

The proposed amendments would not be contrary to any policy within the Kirklees Local Plan.

**The proposed changes to the permitted scheme must not result in the development falling outside the description of the development as set out on the Decision Notice e.g. by seeking to add a pitched roof to an extension described on the Notice as a "flat roof" extension.**

The proposed changes would not fall outside of the description of development.

**The proposed change must not contravene any condition attached to the original permission.**

The proposal does not contravene any condition attached to the original permission.

**The proposed change should not require a further restriction to make it acceptable (e.g. an amendment seeking to introduce a window which would only be acceptable if it is kept obscurely glazed).**

The proposal would not require any further restrictions to make it acceptable.

**The proposed change would not result in any material increase in height, scale, width or depth of a building.**

The proposed change would not result in any material increase in height, scale, width or depth of the building.

**The proposed change would have been likely to have been approved had it formed part of the original application.**

The proposed revisions would likely have been approved had they formed part of the original application.

Conclusion

Based on the above, while considering the council's protocol for dealing with non-material amendments, and giving weight to the purpose of NMA applications, the proposed change is considered acceptable under the non-material amendment procedure.

**Recommendation**: Approve

**Report Dated**: 09/10/2025

**Proposed Letter Text**

The amendments sought are as follows:

- Space between panels to retain the gas pipes as existing on 6 no. elevations

These amendments are detailed as per the following plans / documents:

- Proposed elevations sheet 1 of 2 reference: 23042-FSA-HC-ZZ-DR-A-2004 Rev P03
- Proposed elevations sheet 2 of 2 reference: 23042-FSA-HC-ZZ-DR-A-2005 Rev P03
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I confirm that the alterations are acceptable as a non-material amendment to the approved drawing(s) and are hereby approved.

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.