



Kirklees Council
Planning and Development Service
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David Bennett,
Revival Architecture
Queens Dock Business Centre, Unit 203,
Norfolk Street
Liverpool
L1 0BG

Date: 10-Dec-2025
Our Ref: 2025/93139

Dear Sir,

**Application for a non-material amendment following a grant of planning permission,
Town and Country Planning Act 1990**

**Non material amendment to previous permission 2017/90077 for erection of 85 bed
care home with associated car parking and landscaping
Busker Lane, Scissett, Huddersfield, HD8 9JU
Application Number: 2025/93139**

Thank you for your application dated 12-Nov-2025 for a non-material amendment to the
above scheme.

The proposed amendments are as follows:

Elevational changes:

Northern front elevation:

- Full height windows to lounge amended to improve internal layout
- Amendment to design of door
- Gable changes from stone to render due to structural support
- Glazing reduced to reception building and rendered panels added to create more useable space and to stop overheating
- Sub-level window replaced by louvres for ventilation

Eastern side elevation:

- Roof eaves raised to a small part of the building, to accommodate internal platform lift
- Amendment to design of door
- Roof angle revised due to balcony being omitted



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Southern rear elevation:

- Amendments to the design of the doors
- Pitched roof level lowered and flat roof added to accommodate lift internally
- Gable changes from stone to render due to structural support
- Large areas of glazing (balcony space) removed, due to health and safety reasons. Slight increase to first floor to provide more useable space for residents

Western side elevation:

- Glazing reduced to reception building and rendered panels added to create more useable space and to stop overheating
- Amendments to the design of the door

Site plan

- A re-work to the parking layout, taking the number of spaces provided from 28 to 31
- Substation location repositioned slightly, along with the inclusion of a gas pipe kiosk. Layout altered to suit utility providers, with the loss of one parking space in this location
- Minor changes to the front garden area to remove the path to the perimeter and large raised planter added
- Rear garden area kept simple around the existing Oak trees. Removal of circular paths and walkway re-aligned and a new terrace (2) added for more usable seating area for the residents
- Additional hardstanding to create terrace (3) for ease for wheelchair users
- Bin store removed due to location to residents windows. Path re-aligned near this and edged with bark chippings.
- Bin store relocated from direct view of residents windows and for ease of collection, due to site levels. Bin store constructed in 1.8m high close boarded timber fencing with matching gate
- Minor amendments to front planter, ramps and steps. Paved area for terrace (4) increased. Planting around single storey entrance area.

The proposed amendments are illustrated in the following documents:

- Proposed South (Rear) Elevations – NMA 2025 (reference 1414-RA-XX-XX-DR-A-0203)
- Proposed North (Front) Elevations – NMA 2025 (reference 1414-RA-XX-XX-DR-A-0200)
- Proposed East (Side) Elevations – NMA 2025 (reference 1414-RA-XX-XX-DR-A-0202)
- Proposed West (Side) Elevations – NMA 2025 (reference 1414-RA-XX-XX-DR-A-0201)
- Proposed Site Plan – NMA 2025 (reference 2090-RA-XX-XX-DR-A-0100)
- Planning Statement (reference 1414-RA-XX-XX-PP-A-9050)



I can confirm that the proposed alterations, as outlined above, are acceptable and may be considered as a non-material amendment to the approved drawings.

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.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin
Head of Planning and Development



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