

Enquiries to: Katie Chew

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R Jones,
SC1 Property Ltd
Flockton Chapel
Barnsley Road
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WF4 4DP

Date: 04-Feb-2026
Our Ref: 2025/93370

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 2021/92062 for erection of 9
dwellings and associated works
adjacent, Britannia Road, Golcar, Huddersfield, HD3 4QB
Application Number: 2025/93370**

Thank you for your application dated 05-Dec-2025 for a non-material amendment to the above scheme. The amendment sought are identified as follows:

- Modifications to the previously approved retaining and boundary walls to accurately reflect the correct site levels.
- Revision of boundary walling agreed under AIP approval.

The proposed amendments are illustrated in the following drawings/documents:

- Proposed Site Plan & Boundary Elevations, Drawing No. 100, Rev B, received 08/12/2025.
- Proposed Site Sections, Drawing No. 101, Rev B, received 08/12/2025.
- Boundary Treatment Details, Drawing No. 102, Rev C, received 08/12/2025.
- Proposed Site Location Plan, Drawing No. 106, received 08/12/2025.

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. As a result of these changes, condition 14 is hereby modified to:

14. Boundary treatment and treatment of retaining walls (i.e. facing materials) throughout the site shall be undertaken in accordance with hereby approved

drawing nos. 100, Rev B, 101, Rev B and 102 Rev C, received 08/12/2025. The front boundary wall, adjacent to Britannia Road, shall not exceed 1.0m in height. The dwellings shall not be occupied until the works comprising the approved scheme have been completed and thereafter retained for the lifetime of the development.

Reason: *In the interests of visual and residential amenity, in the interest of preserving the heritage value of adjacent heritage assets, and in the interest of ensuring appropriate vehicle sightlines, in accordance with Policies LP21, LP24, and LP35 of the Kirklees Local Plan.*

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