Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield

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Grace Kelly,
KPP Architects
Lodge House
12, Town Street
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LS18 4RJ

Date: 04-Feb-2026
Our Ref: 2025/93455

Dear Madam

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

Non material amendment to previous permission 2024/92553 for erection of mixed industrial development (Use Classes E(g)(ii, iii), B2 and B8); including demolition of existing structures, new yard, parking, landscaping, drainage features and ancillary structures
Wappy Springs Inn, Lindley Moor Road, Lindley Moor, Huddersfield, HD3 3TD
Application Number: 2025/93455

Thank you for your application dated 15-Dec-2025 for a non-material amendment to the above scheme.

The proposed amendments sought are as follows:

Reconfiguration of the approved layout of the south-western block (units 9-14) to include:

- Removal of unit 14 (previously approved at 125 sqm) and redistribute the floor space
- Redistribution of floor space to increase ground floor space of unit 12 from 85 sqm to 127 sqm
- Redistribution of floor space to increase ground floor space of unit 13 from 85 sqm to 172 sqm
- Removal of upper floor to units 12 and 13
- Reconfiguration of parking layout and external works

Amendments to the approved elevations of the south-western block including:

- Removal of window openings to the front elevation
- Addition of large overhead door to the front elevation to serve reconfigured unit 12

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- Repositioning of door opening and windows, and addition of large overhead door opening to side elevation to serve reconfigured unit 13

The amendments are shown on the following drawings:

- Proposed Site Plan, Drawing Ref 2002 Rev F
- Units 9 to 15 Building Plans, Drawing Ref 2015 Rev B
- Units 9-15 Elevations, Drawing Ref 2017 Rev B

The proposed amendments are considered acceptable.

Consideration has been given as to whether the proposal still meets the tests in paragraph 155 of the NPPF in respect of unmet need. On balance, this has been considered to be acceptable, however please be aware it is unlikely any further revisions to increase the size of units would be considered without a review of up-to-date evidence of an unmet need. This is to ensure the principle of development in the Green Belt would remain in accordance with paragraph 155 of the National Planning Policy Framework.

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