

Enquiries to: Farzana Tabasum

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Claire Linley,  
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DN4 5PL

Date: 03-Feb-2026  
Our Ref: 2025/93465

Dear Claire

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

**Non material amendment to previous permission 2021/93567 for demolition of  
existing commercial buildings and erection of 180 dwellings with associated works  
Land Off, Westgate, Cleckheaton, BD19 5DR  
Application Number: 2025/93465**

Thank you for your application dated 16-Dec-2025 for a non-material amendment to the  
above scheme. The non material amendment seeks the following alterations:

Façade detailing enhancements to approved house types, comprising:

- Canopy: Additional brick detailing has been incorporated around the front door, with the addition of a Glass Reinforced Plastic canopy.
- Windows: A header brick detail has been introduced between the ground floor and first floor windows, enhancing the architectural character of the dwellings.
- Brick Detailing: A distinctive brick course detailing has been incorporated along the façades of the dwellings to provide visual interest on all elevations and improve the overall streetscape of the development.

These amendments are shown on drawings:

- MY AL – 451 Planning Stone (Dwg: 101) replacing MY A-451 (Stone),
- MY AL – 451 Planning Brick (Dwg: 100) replacing MY A-451 (Brick),
- M3-301 Stone As End Planning Drawing (Dwg: 01) replacing MY A-352 (Stone),
- M3-301 Brick As End Planning Drawing (Dwg: 01 Rev B) replacing MY A-352 (Brick – Red and Buff),
- MY AL – 251 Planning Stone (Dwg: 101) replacing MY A-251 (Stone) and MY A-251 (Heads and Sills – Plots 1–4 and 179–180),



- MY AL – 251 Planning Brickwork (Dwg: 100) replacing MY A-251 (Brick – Red and Buff),
- M3-604 Stone Westgate, Cleckheaton Planning Drawing (Dwg: 01) replacing M3-601,
- HT2A – Planning Drawing (Dwg: BY00099-P1-01-A3) replacing HT2A – Planning Drawing approved under Non Material Amendment reference 2025/92574.

Furthermore, an amendment is sought to Condition 12 to allow phased occupation of the development subject to completion of the approved watercourse works prior to use of the southern public open space and before occupation exceeds the approved dwelling threshold.

I can confirm that the proposed non-material amendments identified above are acceptable and are hereby approved.

Condition 12 of planning permission 2021/62/93567/E is hereby amended as follows:

12. An assessment of the condition of the open channel and piped watercourse sections through the site, including but not limited to Blackup Beck, shall be carried out. From this assessment a scheme detailing the repair and/or renewal requirements for watercourses shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include trash screen and safety screen requirements, and a detailed maintenance and management regime for the piped and open sections of the watercourse (and ancillary screens) in the form of risk assessment and method statement, culminating in an itinerary and schedule of tasks.

The approved watercourse works shall be fully implemented prior to the first use of the public open space at the south of the development and, in any event, prior to the occupation of more than 50 dwellings.

The approved maintenance and management regimes shall be implemented thereafter and retained for the lifetime of the development.

**Reason:** In the interest of ensuring an appropriate surface water system and mitigation of flood risk, in accordance with Policies LP27 and LP28 of the Kirklees Local Plan.

You are reminded that this Non Material Amendment decision notice sits alongside and should be read with the original application's decision notice and all subsequent Non Material Amendments. The new details are subject to the originally imposed conditions except where expressly varied by this decision.

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



«Address»

comments to [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

Yours sincerely

Farzana Tabasum  
Senior Planning Officer



**Kirklees**  
COUNCIL