



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield

Enquiries to: Nicole Helliwell

Natalie Garside,
ADP Architecture & Design
The Old Police Station
16, Bridge Lane
Holmfirth
HD9 7AN

Kirklees Direct
Tel: 01484 414746
Email: nicole.helliwell@kirklees.gov.uk

Date: 24-Feb-2026
Our Ref: 2026/90249

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 2025/92605 for erection of stables
and garage and formation of riding manege
Upper Holme House Farm, Hirst Lane, Cumberworth, Huddersfield, HD8 8GA
Application Number: 2026/90249**

Thank you for your letter and plan received on 27-Jan-2026 regarding the above.

I am only able to consider non-material amendments to plans approved under a previous planning permission which are minor and do not materially change the appearance or character of the previously publicised scheme. The proposed alterations to the approved plans extend beyond this and hence I am unable to accept them. A new application will be required which will be subject to a further round of publicity and consultation.

The amendment seeks to make alterations to the material palette of the approved stables/garage. The external walls would be constructed solely from natural stone. The plans indicate that the proposed amendments would significantly alter the external appearance of the structure. Therefore, given the scale of the changes, there is potential for harm to the visual amenity of the wider street scene. Furthermore, the proposed amendment would contravene Condition 3 of the original approval which states that the stable/garage building shall be faced in vertical timber boarding for the external walls with a natural stone base and natural stone slate for the roof.



Kirklees
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However, please be aware that these comments are offered without prejudice to the future decision of this Authority on the formal planning application.

The application forms and guidance notes are available from the Council's website and applications can be made on line.

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

