Jade3 Architecture Ltd

Job reference: REDACTED

Address: 14 Edgerton Road
Huddersfield
HD1 5RB

Date: 10-3-2026

Extra notes: covering letter for variation of condition no2 pursuant to household planning application reference no2025/62/92383/W granted on 21-10-2025 for erection of rear and side dormer with rooflights at front and flat roof centrally (within a conservation area)

Proposed Minor Amendments – 14 Edgerton Road,
This submission seeks to regularise and amend previously approved plans under Section 73 of the Town and Country Planning Act, following a review of the property's existing roof details.

1. Side Roof Adjustment
The approved dormer and roof configuration has two valleys on the right hand side, our client now proposes to move the flat roof forward on the side elevation and incorporate full-height triangular single glazing (if not then 2 smaller panes of glass with a vertical mullion centrally).

The alteration is on a secondary rear elevation, largely hidden from public view and therefore has minimal impact on the conservation area or neighbouring properties. The glazing has been designed with discreet framing to maintain a proportionate roofline and visual harmony with the rest of the property. The existing copings will remain visible and the glazing is set back at least 400-500mm from the copings.

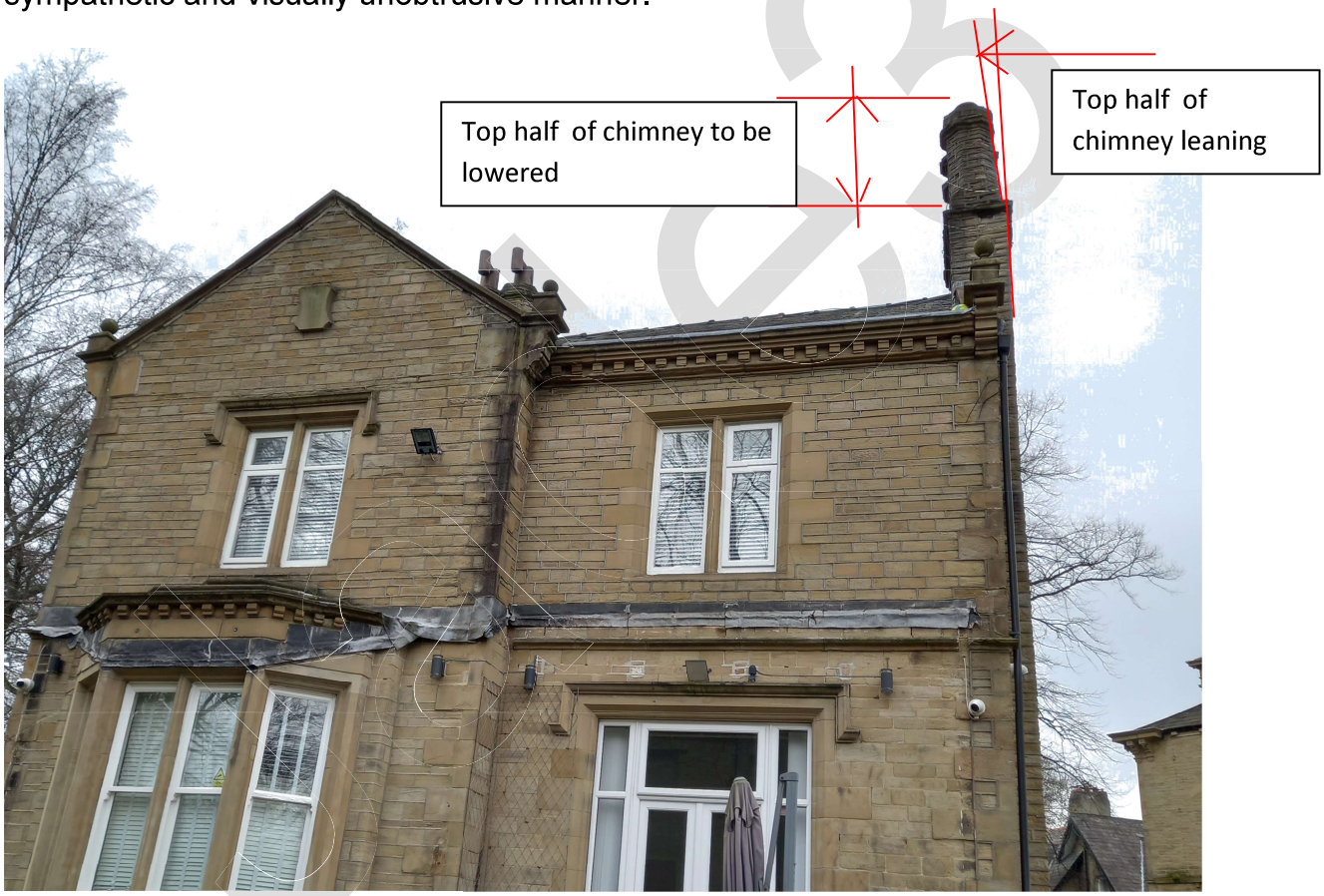
2. Justification and Compliance
The amendment is minor in nature and does not materially affect the approved massing, scale or character of the building. They regularise the record with the actual existing conditions and improve the functionality of the property bringing in more daylight into the room.

The proposal retain the key heritage elements, maintaining a sensitive relationship with the conservation area.

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3. Chimney Reduction

The originally submitted elevations inaccurately depicted the chimney heights; the existing chimneys are substantially taller than previously drawn but has been approved. The proposal is to reduce the height of all four existing chimneys to approximately half their current height, as they are redundant and no longer in use. All chimneys will be retained but the top half to be removed as per the previous approved plan. Two of the chimneys are leaning and structurally compromised, (see attached photos) presenting a safety risk. Reducing their height will address structural concerns while retaining the historic presence of the chimneys in a sympathetic and visually unobtrusive manner.



4. Conclusion

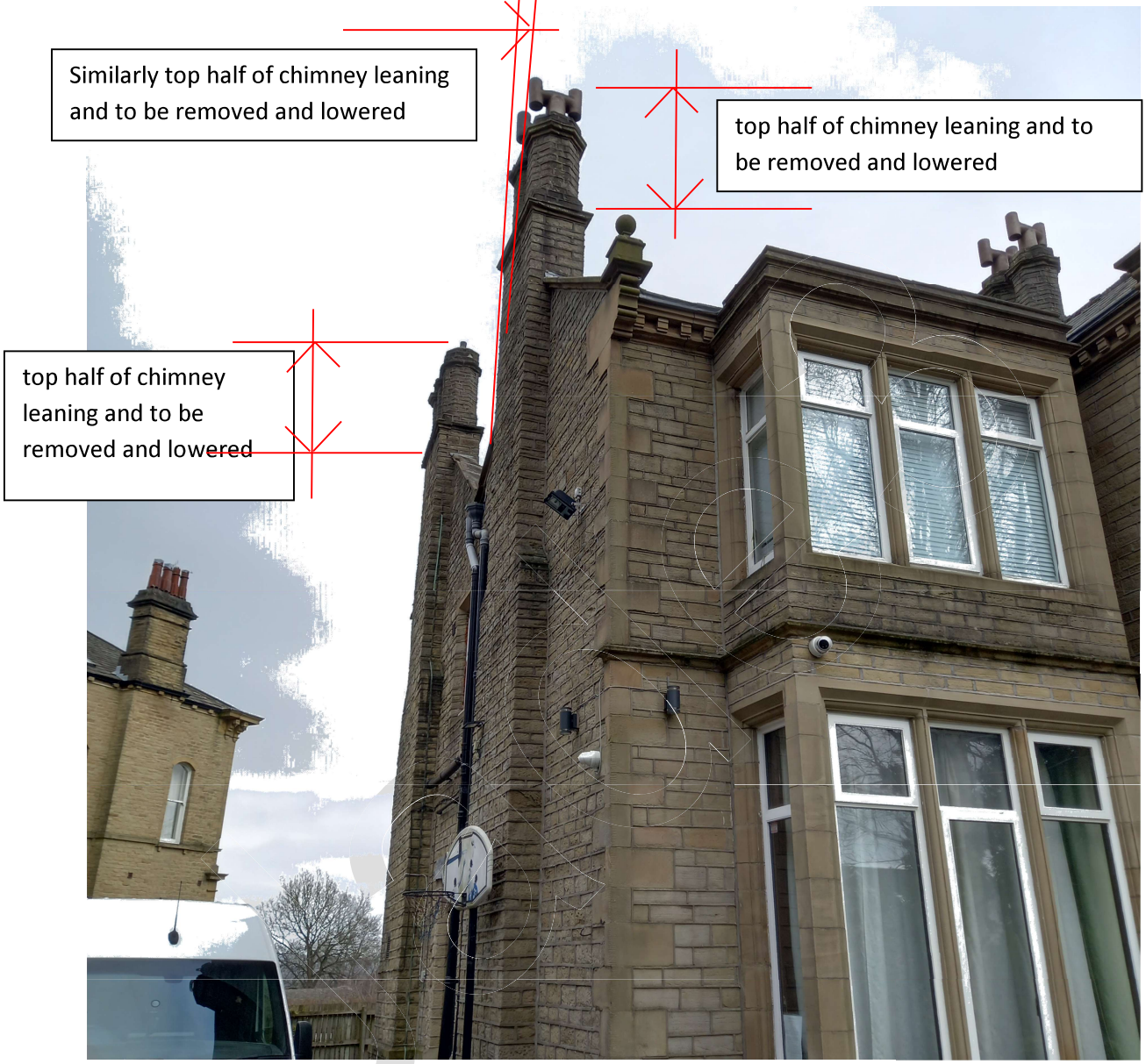
These amendments are considered appropriate under Section 73 as minor revisions, addressing inaccuracies in the original plans, ensuring structural safety, and enhancing usability, while maintaining compliance with conservation area guidance and planning policy.

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