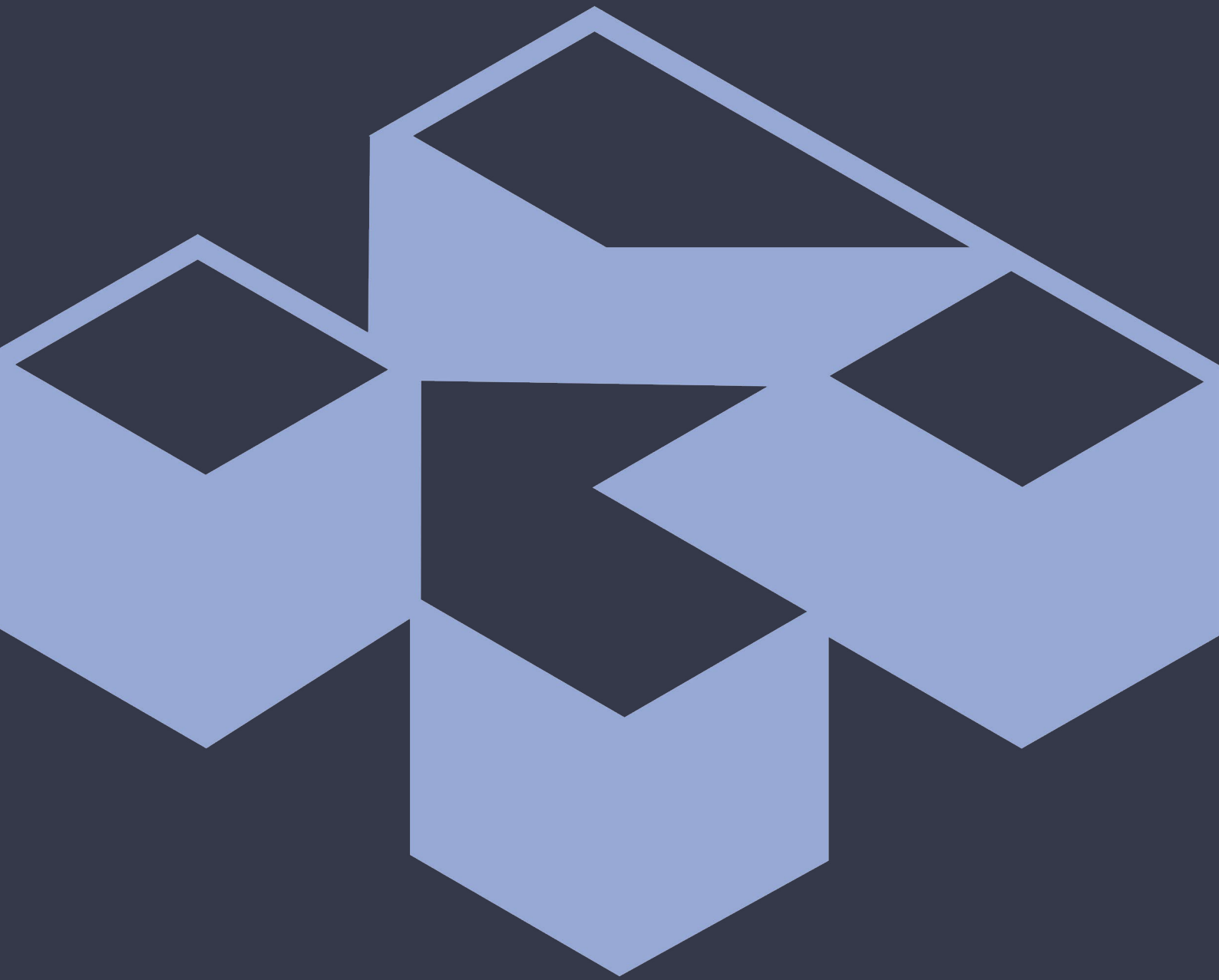




The Priory, Cleckheaton

Non-material Ammendment Supporting Statement

18th March 2026

Site: The Priory, Whitechapel Road, Cleckheaton, BD19 6HR

Planning Portal Reference: PP-14787591

This statement is submitted in support of an application for a Non-Material Amendment to the planning permission referenced 2025/62/90655/E.

The application seeks approval for a revised elevation drawing (reference H24-WC-014D – Elevations: Materials), which supersedes previously approved revision C. The amendment relates to a minor design refinement to the detailing of the new building, specifically the treatment of the artificial stone head above the entrance.

The updated drawing proposes the replacement of the previously approved arched stone head with a straight stone head detail. This alteration is limited in scope and does not affect the overall scale, massing, footprint, or general architectural composition of the building. The change is therefore considered to be non-material in planning terms.

The rationale for this amendment is to achieve a design that more closely reflects the character and appearance of the former public house building historically occupying the site. The use of a straight stone head is considered to be more in keeping with the traditional detailing and proportions of the original structure, thereby improving the contextual response of the proposed development.

In addition, the revised detail has been informed by discussions with local suppliers and fabricators. The straight stone head represents a more practical and readily deliverable solution using locally sourced materials and workmanship. This approach supports the use of regional supply chains, helps ensure buildability, and maintains quality while remaining consistent with the approved material palette.

The amendment does not give rise to any additional impacts in terms of neighbouring amenity, heritage considerations, or visual impact within the surrounding streetscape. The proposed change is a subtle refinement that enhances the architectural coherence of the scheme without altering its approved design intent.

In light of the above, it is considered that the proposed amendment constitutes a non-material change and is acceptable. Approval is therefore respectfully sought for the revised drawing.



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