

VARIATION OF CONDITION  
APPLICATION

FOR

4 SEMI DETACHED DWELLINGS  
(WITHIN A CONSERVATION AREA)

REAR OF  
MIDWAY HOUSE  
51 AND 53 HUDDERSFIELD ROAD  
MELTHAM  
HOLMFIRTH HD9 4AF

ON BEHALF OF  
HOLMEFIELD PROPERTIES  
(YORKSHIRE) LTD

PLANNING STATEMENT  
INCORPORATING HERITAGE STATEMENT  
DATED: APRIL 2026

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP  
THE CHAPEL, MILLMOOR ROAD  
MELTHAM, HOLMFIRTH HD9 5JU  
TEL: 01484 854848  
FAX : 01484 854949  
EMAIL: paul.briggs@northerndesignpartnership.co.uk

## **1.00 - PLANNING HISTORY**

1.01 – Outline Planning Permission was granted in 2021 (2021/93604) for ‘*Erection of residential development including the repositioning of boundary wall and partial demolition of barn (within a conservation area)*’.

1.02 – A Reserved Matters application was submitted (2025/92703). This was approved along with conditions relating to Maintenance Strip and Bird / Bat Boxes.

1.03 – A Discharge of Conditions Application (2025/92998) was also submitted to cover the details relating to construction traffic, trees, bin storage and archaeology.

## **2.00 – CURRENT APPLICATION**

2.01 – This application seeks to vary condition 3 of the application 2025/92703 which states;

*3. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.*

## **3.00 – AMENDED PROPOSALS**

3.01 – The overall depth of the main two storey element of the 4 houses has been increased from 8.5m to 9.5m. Despite the increase in depth, the house ridges will actually be 350mm lower, as the roof pitch has been reduced from 37.5 degrees to 30 degrees.

3.02 – The amended designs also incorporate a modest 2.1m single storey ‘lean to’ projection to the rear of each of the houses.

3.03 – The proposed houses will continue to be built from natural materials, stone and slate, along with traditional ashlar stone detailing (heads, cills, jambs and corbels).

3.04 – The proposals will allow the houses to be better proportioned. The number of bedrooms has not increased, but the quality of space in each room has improved to ensure the house can accommodate a small family. The additional ground floor footprint will also make the houses more comfortable for a small family, again with more usable and quality space.

#### **4.00 - HERITAGE STATEMENT**

4.01 – The proposals continue to support the principles of development within a conservation area. The designs, materials and overall layout compliment the setting and will provide a harmonious development.

#### **5.00 – CONCLUSION**

5.01 – Although the overall floor areas of each house have increased, the houses will actually appear slightly less in scale from the main South Elevation. Ultimately the amended designs will provide more comfortable and useable space in what are modest family homes.

5.02 – We therefore trust that Kirklees MC can support this application.