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Date: 12/05/2026  
Our Ref: 2026/91067

Dear Sir/Madam

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

**Non material amendment to previous Reserved Matters approval 2025/92242  
(including consideration of appearance, scale and landscaping) for erection of 80  
dwellings, pursuant to Section 73 approval 2025/90105 pursuant to previous outline  
permission 2022/91735**

**Land off Hermitage Park, Lepton, Huddersfield, HD8 0JU**

**Application Number: 2026/91067**

Thank you for your application dated 17/04/2026 for non-material amendments to the  
above scheme.

The amendments proposed are as follows:

- Boundary between plots 9 and 10 amended, and boundary treatment set back from the road.
- Side door to house at plot 12 replaced with window.
- House at plot 15 handed, front parking spaces moved southeastwards.
- House at plot 16 moved southwards, garage moved northwards.
- Plot widths changed at plots 18 to 21.
- Houses at plots 19 and 20 (and detached garage at plot 20) moved eastwards.
- House at plot 21 changed from Greyford to Denford house type and moved northwards, garage (previously to be attached to garage of plot 22) and side driveway deleted, front hedge deleted.
- Garage at plot 22 now detached (no longer attached to garage at plot 21).
- Boundaries between plots 23, 24 and 33 to 36 amended.

- 1200mm vertical railings added to gardens of plots 6, 7, 8, 9 and 24 (and this newly-introduced railing added to drawing key).
- Houses at plots 23, 35 and 36 moved westwards.
- House at plot 33 moved northeastwards (away from the road).
- Garage at plot 34 moved northwards.
- Curtilage to plot 40 amended.

The proposed amendments are illustrated in the following drawings:

- Site Layout (drawing 22:5611:01 rev AD)
- Greyford Plans and Elevations (drawing 22 5611 402 rev B) – plots 16 and 47
- Greyford Plans and Elevations (drawing 22 5611 400 rev C) – plot 12
- Denford Plans and Elevations (drawing 22 5611 405) – plots 11, 19, 21, 41 and 54

I confirm that the changes may be considered as non-material amendments to the approved drawings. They are considered acceptable, and are hereby approved.

It should be noted that this letter relates only to the non-material amendments sought and it is not a re-issue of the original planning permission. The relevant previous permission and this NMA approval should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

An important part of improving our service is to review your feedback on the way that we have dealt with your application. Please take a couple of minutes to email your 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 faithfully

*Mathias Franklin*

Mathias Franklin  
Head of Planning and Development