

Enquiries to: Elenya Jackson

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Date: 26-May-2026
Our Ref: 2026/91176

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 permission 2024/93227 for variation condition 2 (plans) on previous permission 2020/94345 (APP/Z4718/W/21/3289729) for erection of 5 dwellings
land at, St Luke's, Bierley Marsh, East Bierley, BD4 6PL
Application Number: 2026/91176**

Thank you for your letter and plan received on 29-Apr-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 proposed amendments are as follows:

- Addition of solar panels to the roof planes of dwellings

The proposed amendments are illustrated in the following drawings/documents:

- House type B south and west elevations (DWG: 113 REV:A)
- House type B North and East (DWG: 112 Rev:A)
- House type A Terrace North and West elevations (DWG: 105 REV:B)

Given the above assessment, it is not considered that sufficient details have been provided and that due to the nature of the development, a full assessment would be

required to ensure the proposal would not have a detrimental impact on visual amenity, nor that they would be detrimental to a third party. The amendments are not considered to be in accordance with protocol, and therefore the proposed non-material amendment is refused.

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