Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk **Tel:** 01484 414746

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

24 Broad Oak

Address Line 1

Cowlersley Lane

Address Line 2

Linthwaite

Address Line 3

Kirklees

Town/city

Huddersfield

Postcode

HD7 5TE

Description of site location must be completed if postcode is not known:

Easting (x)

410297

Northing (y)

414655

Description

Applicant Details

Name/Company

Title

Mr

First name

Carl

Surname

Sykes

Company Name

Address

Address line 1

24 Broad Oak

Address line 2

Linthwaite

Address line 3

Town/City

HUDDERSFIELD

County

Country

GB

Postcode

HD7 5TE

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Removal of Conservatory and Erection of Replacement Single Storey Rear Extension, Alterations to Patio and External Steps and Associated Alterations to Dwelling

Reference number

2025/62/90597/W

Date of decision (date must be pre-application submission)

30/06/2025

Please state the condition number(s) to which this application relates

Condition number(s)

2. 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.

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Application Number: 2025/62/90597/W; 24 Broad Oak, HD7 5TE, Linthwaite, Huddersfield; Request variation of condition to schedule of work

We wish to make a limited change to the scheme of work. We wish to change the roof, from a ‘lean to’ style, to a gable end style, as indicated on the attached drawings. We are now hoping to be able to replace the conservatory with a “warm roof” conservatory, constructed of UPVC glazing and stone coloured roof tiles to match existing colour, as per the attached specification. All other plans approved under application 2025/62/90597/W remain the same specification and dimension, landscaping, decking, deck rails, privacy screen. I also highlight that there is no change to the existing footprint of the property and the project is a replacement of an end-of-life conservatory which has been in situ for 20 years. The outlook of the new conservatory upgrade does not impact any nearby residents or neighbours.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

To permit construction of new UPVC conservatory with a "Warm" Roof system, as per the attached and updated proposed plans. All other plans approved under application 2025/62/90597/W remain the same specification and dimension, landscaping, decking, deck rails, privacy screen.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Application Number: 2025/62/90597/W; 24 Broad Oak

Date (must be pre-application submission)

20/04/2026

Details of the pre-application advice received

REDACTED

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Carl

Surname

Sykes

Declaration Date

12/05/2026

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Carl Sykes

Date

12/05/2026