

Enquiries to: Ellie Thornhill

Kirklees Direct  
Tel: 01484 414746  
Email: [ellie.thornhill@kirklees.gov.uk](mailto:ellie.thornhill@kirklees.gov.uk)

C Day,  
Orion Homes Ltd  
5 Benton Office Park  
Bennett Avenue  
Horbury  
WF4 5RA

Date: 17-Jul-2026  
Our Ref: 2026/91490

Dear 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 2023/91212 for erection of 21  
dwellings with access from Laithe Avenue  
Land off, Bankfield Drive, Holmbridge, Holmfirth, HD9 2PH  
Application Number: 2026/91490**

Thank you for your application dated 01-Jun-2026 for a non-material amendment to the  
above scheme.

The changes sought are:

- To amend the previously approved roof tiles to include a secondary roofing material on the site due to the manufacture of the approved tiles (Hardrow Twillight roof tiles) no longer being able to produce enough supply for the full development. The new roof tile is Grays Art Slate roof tile in the Reproduction Country Weathered reclaimed slate.

The above changes are as detailed on the following documents/plans:

- Application form
- Planning condition 23 – Materials Rev A
- Technical Data Sheet (Contract Reproduction Reclaimed Slate Range)

I confirm that the alterations are acceptable and may be considered as a non-material amendment to the approved drawings. It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents 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.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

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](mailto: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