northern design partnership

Chartered Architects

The Chapel
Millmoor Road
Meltham
Holmfirth
HD9 5JU

Planning Services
Civic Centre
Kirklees

Our Ref: PDJB/2496

29 May 2026

Dear Sir/Madam

CERTIFICATE OF LAWFULNESS APPLICATION FOR CONVERSION OF HOUSE TO HMO
12 SOUTHBROOK GARDENS, MIRFIELD WF14 8LS

This letter is to accompany the certificate of lawfulness application submitted for the property above. It is understood that changing a C3 dwelling house to a C4 HMO for 3- 6 individuals is considered as permitted development. The applicant therefore is applying for a certificate to prove lawful development.

There are two minor external alterations. The garage door is to be converted to a window, and a door has been inserted into the rear elevation. These are considered to be permitted development in their own right and do not affect this application.

Yours faithfully

Paul Briggs
Northern Design Partnership