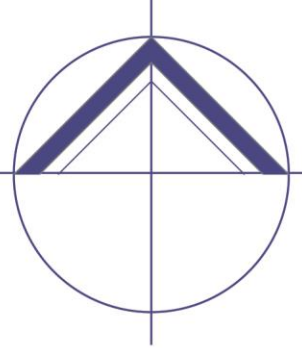


n o r t h e r n d e s i g n p a r t n e r s h i p



Chartered
Architects

The Chapel
Millmoor Road
M e l t h a m
H o l m f i r t h
H D 9 5 J U

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

Director: Paul Briggs, R.I.B.A.

northern design partnership is a
division of 3d developments northern ltd