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NON-MATERIAL AMENDMENT TO APPLICATION: 'VARIATION OF CONDITION 2 (PLANS AND SPECIFICATIONS) OF PREVIOUS PERMISSION 2021/90800 FOR REDEVELOPMENT AND CHANGE OF USE OF FORMER MILL SITE TO FORM 19 RESIDENTIAL UNITS (WITHIN A CONSERVATION AREA)'

HINCHLIFFE MILL, WATER STREET, HOLMBRIDGE, HOLMFIRTH, HD9 2NX

LPA REF: 2026/90162

Dear Sirs,

Following discussions at the recent meeting between the applicant and Kirklees LPA, this application seeks non-material amendments to the above planning permission in order to facilitate the commencement of development in a timely manner, given the current delays with formalising / agreeing certain pre-commencement conditions – particularly in the light of timescales set out in the Section 106 agreement.

In addition, given that it is now agreed that flood proofing is not needed for Plots 3 & 4 in the light of clarification through the Environment Agency, reference to these plots is proposed to be deleted from Condition 9.

It is not considered necessary to amend any of the existing contented plans, but instead it is proposed to slightly amend the wording of relevant conditions.

The wording of the conditions is proposed to be changed as follows (changes in blue), unless these conditions are discharged in the meantime through the current relevant DOC application.

Condition 4 – Prior to the commencement of the development (unless otherwise stated below), the following details relating to design and appearance shall be submitted to and approved in writing by the Local Planning Authority:

- a) Samples of external masonry (walling stone and ashlar) in the form of a sample panel showing coursing and pointing to be inspected on-site

- b) External material samples (photographic imagery) for all dwellinghouses (mill conversion and new-build), including but not limited to the proposed roofing, soffits, fascias and drainage runs;
- c) Window and external door design schedule for the mill conversion elements in the form of annotated 1:20 elevations and 1:5 sections, to include details of locations of the window designs within the elevations, their material, colour, and fixed/opening configurations. The details must be submitted for the fenestration in both of the mill conversion (inclusive of the loading doors), and new-build dwellings (including details of the projecting window features);
- d) Design of roof lights including patent glazing and conservation styles, where applicable, in the form of annotated 1:20 elevations and 1:5 sections;
- e) Heritage architect report setting out how internal and external heritage features (including but not limited to the cast iron structural pillars, pulley mechanisms, loading doors) are to be retained, exposed and restored alongside any internal floor plan alterations to enable such works; and
- f) Design of solar panels, including details of their locations, profiles and appearance.

Prior to the commencement of the superstructure of the new dwellings, details of window and external door design schedule in the form of annotated 1:20 elevations and 1:5 sections, to include details of locations of the window designs within the elevations, their material, colour, and fixed/opening configurations shall be submitted to and approved in writing by the Local Planning Authority. The details must be submitted for the fenestration of the new-build dwellings (including details of any projecting window features).

Condition 9 - The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (KRS Environmental Ltd, ref: KRS.0646.001.R.001.A, dated September 2022) and in compliance with the following mitigation measures detailed within the approved FRA:

- a) All new build development shall be located wholly within Flood Zone 1;
- b) The finished floor level of the lower ground floor of units 3, 4, 5, 6, 7, 8 and 9 shall be no lower than 166.50 metres Above Ordnance Datum (AOD);
- c) There shall be no residential living space on the lower ground floor of units 3, 4, 5, 6, 7, 8 and 9;
- d) A scheme of flood proofing for units 3, 4, 5, 6, 7, 8 and 9 shall be submitted to and approved in writing by the Local Planning Authority and implemented no lower than the 1% AEP plus 23% climate change level with a suitable allowance for freeboard.

These mitigation measures shall be fully implemented prior to occupation of any dwellings of the development hereby approved. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Condition 20 - ~~Development shall not commence~~ No excavation works or other development shall occur within 10 metres of the boundary between Plot 16 and the re-aligned public footpath until a scheme detailing locations and including cross-sectional information together with the proposed design and construction details of all new retaining walls / building retaining walls adjacent to existing and proposed highways including any modifications to the existing retaining walls on Dobb Lane / Spring Lane / Dam Head has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to superstructure works of any dwellinghouse hereby approved and thereafter retained throughout the life of the development.

We appreciate that discussion may be needed about the precise form and wording of the amended condition wordings, and we look forward to hearing the LPA's thoughts in due course.

Yours faithfully,

Nick Willock MRTPI MRICS

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