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Date: 20/07/2026
Our Ref: 2026/91697

Dear Sir/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 2026/90162 for 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 -
amendments to wording of conditions**

Hinchliffe Mill, Water Street, Holmbridge, Holmfirth, HD9 2NX

Application Number: 2026/91697

Thank you for your application dated 22/06/2026 for non-material amendments to the
above scheme.

The proposed amendments are summarised as follows:

- Condition 4 (materials) – Removal of the requirement for window and external door details for the new dwellings to be submitted and approved prior to commencement of development. With the amended wording, window and external door details would be required prior to commencement of development only for the mill conversion, while window and external door details for the new dwellings would be required prior to commencement of superstructure works.
- Condition 9 (flood proofing) – Removal of the reference to units 3 and 4 from part d.

- Condition 20 (retaining walls (spec)) – Removal of the requirement for details to be submitted and approved prior to commencement of development. With the amended wording, the details would be required before the commencement of excavation works or other development within 10 metres of the boundary between Plot 16 and the re-aligned public footpath.

I confirm that the changes may be considered as non-material amendments to the previous permission. They are considered acceptable, and are hereby approved. Conditions 4, 9 and 20 are reworded as set out below. Please note that, for the purpose of clarity, the rewording of condition 4 differs slightly from that proposed in your covering letter received on 17/07/2026, however it amends the requirements of condition 4 as you intended.

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 (including loading doors) design schedule for the mill conversion 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;*
- 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, a window (including projecting window features) 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 development shall be implemented in accordance approved details.

Reason: *To ensure appropriate standards of design whilst maintaining the heritage significance of the mill and the wider Hinchliffe Mill Conservation Area in accordance with Policy 3 of the Holme Valley Neighbourhood Development Plan and Policy LP35 of the Kirklees Local Plan.*

This pre-commencement condition is necessary to ensure design details are prepared and approved at an appropriate stage of the development process.

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 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.

Reason: *To reduce the risk of flooding to the proposed development and future occupants in accordance with the requirements of Policy LP27 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.*

20) *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.*

Reason: *To ensure that any new retaining structure or modifications to existing retaining structures do not compromise the stability of the highway in accordance with the requirements of Policy 11 of the Holme Valley Neighbourhood Development Plan and Policy LP21 of the Kirklees Local Plan.*

This pre-commencement condition is necessary to ensure that load-bearing highway structures are designed and agreed to a satisfactory standard prior to their use by vehicular traffic.

It should be noted that this letter relates only to the non-material amendments sought and it is not a re-issue of the original planning permission. The relevant previous permission and this NMA approval should be read together and as such, all other conditions imposed on the original granting of planning permission (as amended by the Section 73 approval 2026/90162) apply to the proposal as now amended. A copy of this letter 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 so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin

Mathias Franklin
Head of Planning and Development