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Date: 24-Jul-2026
Our Ref: 2026/92024

Dear Sir

**Application for a non-material amendment following a grant of planning permission,
Town and Country Planning Act 1990**

**Non material amendment to previous permission 2021/93006 for conversion of
existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant
agricultural buildings and associated works (Listed Building within a Conservation
Area)**

Yew Tree Farm, The Village, Farnley Tyas, Huddersfield, HD4 6UQ

Application Number: 2026/92024

Thank you for your letter and plan received on 20-Jul-2026 regarding the above.

I am only able to consider non-material amendments to plans approved under a previous planning permission which are minor and do not materially change the appearance or character of the previously publicised scheme. The proposed alterations to the approved plans extend beyond this and hence I am unable to accept them. A new application will be required which will be subject to a further round of publicity and consultation.

My initial comments on the scheme are.....

The proposed amendments are identified as follows:

Modifications to past approval for the conversion of existing barn to form 8 dwellings, erection of 9 dwellings, demolition of redundant agricultural buildings and associated works (Listed Building within a Conservation Area), under application 2021/93006. Including:

- Relocation of originally approved boundary to be positioned on the correct legal boundary.

The proposed amendment is illustrated in the following drawings:

For information about planning applications, the Development Plan and all Planning Services, visit www.kirklees.gov.uk/planning

- Proposed Site Plan, Drawing No. (20)001, Rev I, received 20/07/2026.
- Proposed Site Plan, Drawing No. (20)001, Rev A, received 20/07/2026.

I can confirm that the proposed alterations as outlined above cannot be accepted to form a non-material amendment to the original proposal.

The level of changes proposed to the permitted scheme are considered to be material in nature and therefore, officers consider that due to the changes proposed, third parties, planning officers and consultees should be formally given the opportunity to consider these changes further.

The application for a non-material amendment is hereby refused.

However, please be aware that these comments are offered without prejudice to the future decision of this Authority on the formal planning application.

The application forms and guidance notes are available from the Council's website and applications can be made on line.

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
Head of Planning and Development