Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield

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Bernard Taylor,
Bernard Taylor Partnership Limited
Elizabeth House
486, Didsbury Road
Heaton Mersey
Stockport
SK4 3BS

Date: 01-Oct-2026
Our Ref: 2026/92671

Dear Sir,

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

Non material amendment on previous permission 2025/92728 for erection of 33 dwellings with associated car parking and landscaping
Dowker Street, Milnsbridge, Huddersfield, HD3 4JU
Application Number: 2026/92671

Thank you for your application dated 22-Sep-2026 for a non-material amendment to the above scheme. The alteration sought is to amend the wording of condition 24 of application 2025/92728 from:

24. Prior to their use, details of the external facing material(s) shall be submitted to and approved in writing by the Local Planning Authority. Notwithstanding the submitted plans, all elevations shall be faced in natural stone. The submitted details shall include the proposed coursing/bonding pattern and the proposed mortar colour and pointing style. The development shall thereafter be completed using the approved material(s).
***Reason**: To ensure good quality design and to preserve the significance of nearby heritage assets, including the Milnsbridge Conservation Area, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan.*

To:

24. Prior to their use, details of the external facing material(s) shall be submitted to and approved in writing by the Local Planning Authority. Notwithstanding the submitted plans, the front and side elevations of plots 01 – 03 and 09 – 31 shall be faced in natural stone. The submitted details shall include the proposed coursing/bonding pattern and the proposed mortar colour and pointing style. The development shall thereafter be completed using the approved material(s).

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***Reason**: To ensure good quality design and to preserve the significance of nearby heritage assets, including the Milnsbridge Conservation Area, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan.*

The above changes are as detailed on the following documents/plans:

- Application form
- Proposed Site Plan (reference: 105 rev 3)

I confirm that the alterations are acceptable and may be considered as a non-material amendment to the approved drawings. It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans 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
Head of Planning and Development