



BARNSLEY
Metropolitan Borough Council

**Planning, Policy and Building Control
Regeneration and Assets
Place Directorate
Westgate Plaza
PO Box 634, Barnsley, S70 9GG
Head of Service: Garry Hildersley**

Eight_One Two Architects
Via Email

LPA Ref: 2026/0707
Your Ref:
Date: 06th October 2026.
Enquiries to: Bradley Sargeson
Direct Dial: 01226 772142
E-Mail: bradleysargeson@barnsley.gov.uk

Dear Mr Lovatt,

I am writing regarding your recent submission of a Discharge of Condition(s) application on behalf of Mrs Diane Nutt at 10 Kirkfield Close, Cawthorne, Barnsley, S75 4DU. The application relates to the following:

Discharge of conditions 3 (Landscaping), 4 (Materials), 5 (Boundary Treatments), 14 (Roof) and 15 (Walls) of application 2024/1088: Demolition of existing dwelling and formation of new single storey dwelling with detached garage, re-located vehicular access and associated landscaping (Custom/self-build) (Amended Description).

Condition 3: the amended details submitted to the local planning authority (LPA) on 02nd October 2026 and included within the following document(s):

1. *Landscape Masterplan V5 received 02nd October 2026.*
2. *Planting Plan V2 received 02nd October 2026.*

are considered acceptable to discharge this condition (3) imposed by application 2024/1088. This condition also requires the approved hard landscaping details to be implemented prior to the development being brought into use. Verbal discussions with the Council's Forestry Officer on 06th October 2026 confirmed no objections to the submitted amendments.

Condition 4: the details submitted to the local planning authority (LPA) on 25th August 2026 and included within the following document(s):

3. Schedule of conditions for material examples.

are considered acceptable to discharge this condition (4) imposed by application 2024/1088. This condition also requires the development to be carried out in accordance with the approved details. The Council's Senior Conservation Officer was consulted; and no objections were received.

Condition 5: the amended details submitted to the local planning authority (LPA) on 02nd October 2026 and included within the following document(s):

- 4. Landscape Masterplan V5 received 02nd October 2026.*
- 5. Planting Plan V2 received 02nd October 2026.*

are considered acceptable to discharge this condition (5) imposed by application 2024/1088. This condition also requires the development to be carried out in accordance with the approved details and implemented prior to the development being brought into use.

The submitted application form identifies conditions 14 (Roof) and 15 (Walls). However, these conditions do not require discharging and are included for compliance.

In conclusion, condition(s) 3 (Landscaping), 4 (Materials) and 5 (Boundary Treatment) of application 2025/0588 are hereby discharged.

Notwithstanding the above, condition 6 (Biodiversity Enhancement) remains outstanding.

Yours sincerely,



Bradley Sargeson

For and on behalf of:
Garry Hildersley
Head of Planning and Building Control

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