



Planning and Building Control
Economic Regeneration - Place Directorate
 Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

Application for Removal or Variation of a Condition following Grant of Planning Permission or
 Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
 Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Nether Mill Barn

Applicant Details

Name/Company

Title

First name

Surname

Donaldson's Properties Ltd

Company Name

Address

Address line 1

The Veterinary Hospital, 131, Somerset Road

Address line 2

Almondbury

Address line 3

Town/City

County

Country

Postcode

HD5 8HN

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

BD5 8HH

Contact Details

Primary number

[Redacted]

Secondary number

Fax number

Email address

[Redacted]

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of barn to Veterinary Surgery (Use Class E) including internal and external alterations (Listed Building Consent)

Reference number

2022/0848

Date of decision (date must be pre-application submission)

08/03/2023

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

- Yes
 No

If Yes, please state when the development was started (date must be pre-application submission)

01/01/2024

Has the development been completed?

- Yes
 No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The condition of the existing external wall is poor and the structure is considered to be unsafe.
We have consulted the Conservation Officer (Mr Tony Wiles) informally regarding the methodology for taking down and replacing the outer skin of this wall.
Mr Wiles has advised that we should submit an application to vary condition 2 of the extant planning permission to formally record the reasons for the alterations to the previously approved scheme being required.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We wish to substitute the previously approved floor plan and elevation drawing references:

C1096 110 (Proposed Ground Floor Plan)

C1096 201 & 202 (Proposed Elevations)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

First Name

Tony

Surname

Wiles

Reference

Date (must be pre-application submission)

06/02/2024

Details of the pre-application advice received

I understand this may be justified and I would welcome the removal of the buttresses (which are clearly there for a reason due to the failing wall). I welcome the plan to retain the inner brick skin and that this essentially amounts to an external re-skinning in stone. I'd ask this be done with as much original and salvaged stone as it possible and the coursing detail and pointing must match the existing bed depths and pointing with regards to condition 12 and 13 on the approved planning permission and listed building consent. I do however think we need to ensure we have a record of this to cover the works that includes a reasonable explanation of why it is necessary and updated plans. To that end, I would suggest you submit a variation of condition to vary the approved plans for the planning permission and LBC under ref's 2022/0744 and 2022/0848 – Conditions 2 on both approval's.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed



Date

25/03/2024