



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Ref: 2026\ENQ\00556
Date: 30th September 2026
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Dear Mr Ben Liddle

RE: Application for non-material amendment following a grant of planning permission at St Barnabas Church, Old Mill Lane, Barnsley, S71 1PN.

Thank you for your recent application for a non-material amendment following the grant of planning permission reference 2024/0621: Conversion of buildings to create nine dwellings (Use Class C3) and associated works, including demolition of existing extensions, alterations to exterior and formation of first floor. The amendment proposed relates to:

- Access to unit 1 via existing lobby now retained not removed;
- Access to units 2, 3 & 4 utilising existing window positions;
- Access to unit 4 from Old Mill Lane not Honeywell Street;
- Previously approved external stepped access to be removed;
- Existing windows retained to units 4 & 5;
- Access from Honeywell Street to central site area via stair;
- Access to central area via secure residents door;
- Existing brickwork and flat roof retained;
- Residents meter stores;
- Access to amenity areas to units 6,7,8 & 9 via existing stair;
- Fencing to Unit 6 amenity area;
- Proposed rendered external wall finish to internal area;
- Access from alleyway from Old Mill Lane to central area to have secure fencing and gated access for residents;
- Existing window positions exposed via renovation works;
- Existing windows glazing;
- Existing doors retained for access to cycle store.

The non-material amendment includes retaining the existing alleyway/central link between the two church hall buildings. Whereas the original application proposed to remove this part of the existing structure meaning that the two buildings would be detached from one-another and residents would be able to walk through the central part of the site. This element of the proposal is specifically referred to in the Officer report for the original application as follows: *The existing central link between the two buildings will be removed, as well as the entrance archway/foyer.... The works will expose the existing envelope of the church halls*

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by virtue of the central link being removed. The current flat roof link is not sympathetic of the church character and its removal is therefore welcomed.'

The retention of the central link is therefore considered to be a material alteration and would require the scheme to be re-assessed. Together with the other amendments hereby proposed, which includes changes to the materials, boundary treatments and access arrangements, the non-material amendment cannot be accepted. The proposed changes should be sought via an application as set out in in Section 73 of the Town and Country Planning Act 1990.

The proposed changes **do not** constitute as non-material and is therefore **REFUSED**. If you require any further advice or information, please do not hesitate to contact the Local Planning Authority.

Yours sincerely

Jessica Duffield

Senior Planning Officer (Inner Area Team)

For and on behalf of
Development Management
Garry Hildersley
Head of Service for Planning, Policy and Building Control
www.barnsley.gov.uk/developmentmanagement