



# **BARNSELEY**

Metropolitan Borough Council

---

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

---

Issued by email

Our ref        2026/0044 and 2025/0776  
Your Ref:  
Date:         24 February 2026  
Enquiries     Mrs H E Willows  
Direct Dial:  01226 772642  
Email:        helenwillows@barnsley.gov.uk

Dear Sirs

**Discharge of conditions 3 (Biodiversity Enhancement Strategy) and 4 (Proposed External Materials) of planning application 2025/0776: Change of use of existing barn to residential dwellinghouse (Use Class C3) including associated alterations and subdivision of existing residential garden.**

**Anchor Farm, Elmhirst Lane, Dodworth, Barnsley, S75 4LD.**

I refer to the above referenced discharge of condition application and to the Biodiversity Enhancement Strategy and proposed external materials schedule submitted to support the application.

The Biodiversity Enhancement Strategy has now been reviewed by the Council's Ecologist, who has confirmed that this document sets out how integrated swift bricks and a bat box will be installed on the renovated building. As a result, I am pleased to confirm that condition 3 of permission 2025/0776 can be discharged, provided that the bird and bat boxes are installed before the first use of the converted barn as a dwelling.

I can also confirm that the proposed external materials schedule is considered acceptable and condition 4 can be discharged.

Yours faithfully

Helen Willows

For and on behalf of

---

**CUSTOMER  
SERVICE  
EXCELLENCE**





Garry Hildersley  
Head of Service for Planning, Policy and Building Control  
[www.barnsley.gov.uk/developmentmanagement](http://www.barnsley.gov.uk/developmentmanagement)

---

CUSTOMER  
SERVICE  
EXCELLENCE



PO Box 634, Barnsley, South Yorkshire S70 9GG