



**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

Mill Farm House

Address Line 1

Bower Hill Road

Address Line 2

Oxspring

Address Line 3

Barnsley

Town/city

Barnsley

Postcode

S36 8WF

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

Easting (x)

427242

Northing (y)

402209

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

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

Demolition of existing dwelling and construction of a replacement dwelling

Reference number

2020/1225

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

17/12/2020

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

Condition number(s)

Condition 2

Has the development already started?

Yes

No

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

01/08/2023

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 following file has been included within this submission to document the changes that have been made to the original design (under application ref. 2020/1225):

Executive Summary - Design Works - June 24 to Dec 24

The proposed amendments to the scheme have been developed, primarily to address the following reasons:

Financial viability

Buildability of the project

Aspiration to generally reduce the scale of the project (given the time that has passed since the original application was determined)

The revised scheme submitted under this application seeks to address each of the points noted above via the numerous factors included within the executive summary, including (but not limited to):

Redesigning of the retaining structures in relation to the main building

Reduction in Scale (More compact design) - Removal of the basement leisure spaces and re-provision of such facilities at ground level

Relocation of the primary stair and positioning of corresponding rooms

Reconfiguration of the first-floor layout to make better use of the space and ensure more rational room arrangements

The resulting designs brings with it several positive difference, including:

Reduces general massing / volume of the building by 14% overall

Ground Engineering works is drastically reduced

Taking and waterproofing systems are drastically reduced

Material dug out of the ground is drastically reduced

Impact on ecological features and environmental impact of the works is drastically reduced

A more compact design is achieved with a more sustainable property moving forward

The new design resolves some of the (now outdated) design elements that do not align with modern living & current design trends

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

Please could the existing condition be changed to reflect the following wording:

The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved:

172024-OP-ZZ-ZZ-DR-A-00010-S2-P2_ProposedSitePlan

172024-OP-ZZ-ZZ-DR-A-00020-S2-P2_ProposedFloorPlans

172024-OP-ZZ-ZZ-DR-A-00030-S2-P2_ProposedElevations

172024-OP-ZZ-ZZ-DR-A-00031-S2-P2_ProposedElevations

unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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

Mr

First Name

Jim

Surname

Garside

Declaration Date

28/01/2025

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

Chris Yorke

Date

28/01/2025