



Davey Stone
Associates

Statement in support of Section 73 Planning Application

For

20 Darton Road,

Cawthorne, Barnsley,

S75 4HR

Scheme: Refurbishment and Conversion of Outbuildings

Application Details: Section 73 Planning Application to vary condition 2 & 3 of existing planning consent (Ref: 2024/0195) to replace the existing approved drawings with minor revisions to proposals and alterations to window and door specifications

Client: Mr Daniel Brunt

Prepared By:

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This statement is submitted in support of an application under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 2 and 3 attached to the extant planning permission (ref: 2024/0195), which granted approval for the refurbishment and conversion of outbuildings to form a detached dwelling.

Since the original grant of permission, the property has been sold, and the new owners propose minor amendments to the approved scheme to better suit their family's needs while maintaining the approved architectural integrity and design quality. All principal aspects of the development remain unchanged.

The amendments proposed under this application are as follows:

1. Variation to Condition 2 – Approved Drawings

- Replacement of the approved plans to reflect the following design changes:
 - Revised layout of windows and bifold doors on the rear barn conversion to enhance usability, light, and access to external amenity space.
 - Demolition of the barn gable end and reconstruction to modestly reduce the width of the building to improve vehicular access and parking to the rear. This adjustment remains in keeping with the vernacular character and scale of the building.

2. Variation to Condition 3 – Windows and Doors Specification

- Amendment of the approved materials from "Cotswold SMART aluminium framed in off white / cream (CDW003)" to:
 - Windows: Sterling Profile aluminium in RAL 7032 Pebble Grey (Barn rear elevation only)
 - Doors: Sherline Profile aluminium in Traditional Panel Effect, also in RAL 7032 Pebble Grey (Barn rear elevation only)
- These revised specifications remain high quality, sympathetic in tone, and consistent with the visual context of the site and its heritage setting.

All other approved details, including external materials, massing, landscaping, and use of natural stonework, are retained in full compliance with the original permission and associated heritage considerations.

These amendments represent a minor material variation to the consented scheme and are in line with the policy aims of Barnsley's Local Plan, particularly Policies D1 (High Quality Design and Place Making) and HE1 (Historic Environment), as well as the guidance in the National Planning Policy Framework (NPPF). The changes do not give rise to any harm to heritage significance or residential amenity.

Accordingly, we respectfully request the Local Planning Authority's support for this Section 73 application to vary Conditions 2 and 3 of planning permission 2024/0195.