

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	Land at Penistone Coal Drops
Address Line 1	St Mary's Street
Address Line 2	Penistone
Address Line 3	
Town/city	Sheffield
Postcode	S36 6DT

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

Easting (x)	Northing (y)
424379	403408

Description

Land to west of Penistone Coal Drops and Regency House.

Applicant Details

Name/Company

Title

Mr

First name

A

Surname

Green

Company Name

Fairbank Investments Ltd

Address

Address line 1

Fairfield Business Park

Address line 2

Green Road

Address line 3

Town/City

Sheffield

County

South Yorkshire

Country

UK

Postcode

S36 6FQ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant 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

S70 2FL

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

Mixed use scheme consisting of: Conversion of Grade II Listed Coal Drops into Class E Retail; new build extension to Coal Drops with Class E restaurant unit; Conversion of existing Regency House into Air BnB unit; and new build office and light industrial unit (Class E) (Listed Building Consent) ((Amended Plans - Minor alteration to the red-line boundary to include access road))

Reference number

2025/0161 and 2025/0244 (LBC)

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

10/10/2025

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

Condition number(s)

Condition 2

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

Alteration to design of industrial and office units

Change the wording to substitute the approved plans with the amended plans P103A and P104C as follows:

Condition 2

The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved and as follows unless required by any other conditions in this permission:

- Location Plan - Drawing No 27845 A(00) 01 Rev P01
- Proposed Site Plan – Drawing No 27845 A(01) 02 Rev P06
- Proposed Industrial Block Drawing No P103A
- Proposed Ind/Offices Drawing No P104C
- Proposed Coal Drops (Elevations 1 of 2) Drawing No 27845 A (04)04 Rev P01
- Proposed Coal Drops (Elevations 2 of 2) Drawing No 27845 A (04)03 Rev P01
- Proposed Coal Drops (Roof Plan) Drawing No 27845 A (02) 05 Rev P01
- Proposed Coal Drops (LGF Plan) Drawing No 27845 A (02) 03 Rev P01
- Proposed Coal Drops (UGF Plan) Drawing No 27845 A (02) 04 Rev P02
- Proposed Signal House (Floor Plans) Drawing No 27845 A (02) 10 Rev P01

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

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED ***** House name: Its for Hire Number: Suffix: Address line 1: St Mary's Street Address Line 2: Penistone Town/City: Sheffield Postcode: S36 6DT Date notice served (DD/MM/YYYY): 06/05/2026 Person Family Name:
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Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Surname

Booth

Declaration Date

05/05/2026

☒ 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

Mark Booth

Date

05/05/2026