



**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 a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning 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	18
Suffix	
Property Name	
Address Line 1	The Glass Works
Address Line 2	
Address Line 3	Barnsley
Town/city	Barnsley
Postcode	S70 1GW

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

Easting (x)	434718	Northing (y)	406303
Description			

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Nolan

Company Name

VDSB Limited

Address

Address line 1

Richmond House

Address line 2

Lawnswood Business Park

Address line 3

Redvers Close

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS16 6QY

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Fit out of unit to become a 4 surgery private dental practice. Drawings submitted to the council.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☒ Yes

☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

For use as a private dental practice within the hours of 8:45-6:15 Monday-Friday and Saturday 8:45-2:15pm (details agreed in lease with Barnsley council)

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Current usage, as unit hasn't been occupied, is the previous classes and will be class A1, A3 or D2. We would like clarification that the usage is now class E (for use as a dental practice)

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Council development - Planning consent granted for development of multiple retail/food and drink (use classes A1, A3) and cinema use (class D2). These planning classes are now defunct so we require clarification that the unit is now class E (for use as a dental practice)

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

- Grant of planning permission for Barnsley Council gained from solicitor searches

Select the use class that relates to the existing or last use.

Other

Other (please specify)

A1,A3 and D2 units

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(e) - Medical or health services - Except premises attached to the residence of the provider

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The previous use classes do not exist any more and I presume have changed to class E. The lease we are in negotiations for and about to sign is with Barnsley council themselves who have approved the use of this unit as a dental practice.

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

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☒ Lessee
- ☐ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use 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

James Nolan

Date

09/01/2024