

21 December 2018

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Dear Sir / Madam

## **Application to vary Condition 2 of Planning Permission 2017/0586 at Barnsley Markets and adjoining land, Cheapside, Barnsley**

I am writing to you on behalf of my client, Barnsley Metropolitan Borough Council, ('the applicant'), who is seeking to vary Condition 2 of application reference 2017/0586 to make alterations to the scheme at Barnsley Markets and adjoining land, Cheapside, Barnsley.

Section 73 of the Town and Country Planning Act 1990 allows applicant to seek permission for minor material amendments to a previously approved scheme.

Planning permission was approved on 27 September 2017 under planning application reference 2017/0586 for the following development:

*Mixed use development of land adjoining Barnsley Markets following demolition of part of existing market hall and multi storey car park to provide new retail/food and drink (Use Classes A1, A3), cinema and leisure use (Use Class D2), new multi storey car park and service road, with access to/from Lambra Road*

Condition 2 of the planning permission states:

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

- *BBTC\_IBI\_XX\_A\_F100\_PL\_00\_08 rev 1 - Existing Site Plan*
- *BBTC\_IBI\_XX\_A\_F100\_PL\_00\_10 rev 1 - Phase 2 - Location Plan*
- *BBTC\_IBI\_XX\_A\_F100\_PL\_00\_02 rev 4 - Phasing Plan - Ground Level*
- *BBTC\_IBI\_XX\_A\_F100\_PL\_RF\_01 rev 3 - Phasing Plan - Roof Level*
- *BBTC\_IBI\_XX\_A\_F100\_PL\_00\_05 rev 2 - Planning Boundaries  
Ground Floor Level*
- *BBTC\_IBI\_XX\_A\_F100\_SP\_09 rev 1 - Building Elevation Reference Plan*
- *BBTC\_IBI\_D2\_A\_F100\_PL\_00\_02 rev 2 - DS 2 - Context Plan*
- *BBTC\_IBI\_DS\_A\_F100\_EL\_XX\_01 rev 6 - Proposed GA Elevations Sheet  
1 of 2*
- *BBTC\_IBI\_DS\_A\_F100\_EL\_XX\_02 rev 4 - Proposed GA Elevations Sheet  
2 of 2*
- *BBTC\_IBI\_D2\_A\_F100\_PL\_RF\_01 rev 8 - Roof Plan*
- *BBTC\_IBI\_XX\_A\_F100\_SP\_B1 rev 7 - Phase 2 Site Plan - Basement*
- *BBTC\_IBI\_XX\_A\_F100\_SP\_00 rev 12 - Phase 2 Site Plan - Ground Floor*
- *BBTC\_IBI\_XX\_A\_F100\_SP\_01 rev 9 - Phase 2 Site Plan - First Floor*
- *BBTC\_IBI\_XX\_A\_F100\_SP\_02 rev 5 - Phase 2 Site Plan - Second Floor*

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Regulated by RICS

- *BBTC\_IBI\_XX\_A\_F100\_SP\_03 rev 2 - Phase 2 Site Plan - Third Floor*
- *BBTC\_IBI\_XX\_A\_F100\_SP\_RF rev 4 - Phase 2 Site Plan - Roof*
- *BBTC\_IBI\_DS-35\_A\_F100\_PL\_BS\_001 rev 5 - DS.3&5 - Basement Floor Plan*
- *BBTC\_IBI\_DS-35\_A\_F100\_PL\_00\_001 rev 9 - DS.3&5 - Ground Floor Plan*
- *BBTC\_IBI\_DS-35\_A\_F100\_PL\_01\_001 Rev 7 - DS.3&5 - First Floor Plan*
- *BBTC\_IBI\_DS-35\_A\_F100\_PL\_02\_001 Rev 7 - DS.3&5 - Second Floor Plan*
- *BBTC\_IBI\_DS-35\_A\_F100\_PL\_03\_001 rev 2 - DS.3&5 - Third Floor Plan*
- *BBTC\_IBI\_DS-35\_A\_F100\_PL\_RF\_001 rev 4 DS.3&5 - Roof Plan*
- *BBTC\_IBI\_DS-67\_A\_F100\_PL\_B1\_01 rev 6 - DS 6 & 7 Basement Level (B1)*
- *BBTC\_IBI\_DS-67\_A\_F100\_PL\_00\_01 rev 9 - DS 6 & 7 Ground Floor (L0)*
- *BBTC\_IBI\_DS-67\_A\_F100\_PL\_01\_01 rev 9 - DS 6 & 7 First Floor (L1)*
- *BBTC\_IBI\_DS-67\_A\_F100\_PL\_02\_01 rev 7 DS 6 & 7 Second Floor (L2)*
- *BBTC\_IBI\_DS-67\_A\_F100\_PL\_03\_01 rev 6 - DS 6 & 7 Third Floor (L3)*
- *BBTC\_IBI\_DS-67\_A\_F100\_PL\_04\_01 rev 7- DS 6 & 7 Fourth Floor (L4)*
- *BBTC\_IBI\_DS-67\_A\_F100\_PL\_05\_01 rev 5 - DS 6 & 7 Fifth Floor (L5)*
- *BBTC\_IBI\_D2\_A\_F100\_EL\_WW\_EE\_01 rev 8 - East & West Elevations*
- *BBTC\_IBI\_DS\_A\_F100\_SE\_AB\_01 rev 7 - GA Building Sections A & B*
- *BBTC\_IBI\_DS\_A\_F100\_SE\_CD\_01 rev 2 - GA Building Sections C & D*
- *BTC\_IBI\_D2\_A\_F100\_PL\_00\_01 rev 18 - Ground Floor Plan*
- *BBTC\_IBI\_D2\_A\_F100\_PL\_01\_01 rev 15- First Floor Plan*
- *BBTC\_IBI\_D2\_A\_F100\_SE\_AA rev 12 - Section AA*
- *BBTC\_IBI\_D2\_A\_F100\_SE\_BC rev 12 - Sections BB and CC DS2*
- *BBTC\_IBI\_D2\_A\_F100\_EL\_SS\_01 rev 8 - South Elevation DS2*
- *BBTC\_IBI\_DS\_A\_F100\_DT\_06 rev 3 - DS3/5 - Typical Bay Type DS3/5D Details*
- *BBTC\_IBI\_DS\_A\_F100\_DT\_05 rev 3 - DS3/5 - Typical Bay Type DS3/5C Details*
- *BBTC\_IBI\_DS\_A\_F100\_DT\_04 rev 3 - DS3/5 - Typical Bay Type DS3/5B Details*
- *BBTC\_IBI\_DS\_A\_F100\_DT\_03 rev 2 - DS6/7 - Typical Bay Type DS6/7B Details*
- *BBTC\_IBI\_DS\_A\_F100\_DT\_02 rev 2 - DS6/7 - Typical Bay Type DS6/7A Details*
- *BBTC\_IBI\_DS\_A\_F100\_DT\_01 rev 5 - DS3/5 - Typical Bay Type DS3/5A Details*
- *BBTC\_IBI\_DS\_A\_F100\_DT\_07 rev 3 -DS3/5 - Typical Bay Type DS3/5E Details*
- *BBTC\_IBI\_DS\_A\_F100\_DT\_09 rev 1 -DS3/5 - Typical Canopy DS3/5F Details*
- *BBTC\_IBI\_XX\_A\_F100\_SP\_XX\_001 rev 1 - Proposed Phase 2 Developments – Gross External Areas*
- *BBTC\_IBI\_XX\_A\_F100\_SP\_XX\_003 rev 1 - Proposed Phase 2 Development - Gross Internal Areas by Planning Use*
- *BBTC\_IBI\_XX\_A\_F100\_SP\_XX\_004 rev 1 - Proposed Phase 2 Development - Gross Internal Areas by Planning Use*
- *BBTC\_IBI\_D2\_A\_F100\_DT\_N\_01 rev 3 - Wall Section N-01 North Facade/Party Wall - Grid 9/F*
- *BBTC\_IBI\_D2\_A\_F100\_DT\_S\_01 rev 3 - Wall Section S-01 South Facade - Grid 4/A*
- *BBTC\_IBI\_D2\_A\_F100\_DT\_S\_02 rev 3 - Wall Section S-02 South Facade - Grid 6/A*
- *The principles detailed within the Shopfront Design Guide document (appendix 6 of the Design and Access Statement)*

## Proposal

This application seeks minor material amendments as follows:

- Additional Sixth and Seventh storeys;
- Reduced footprint in response to site constraints;
- Relocation of rotunda; and
- Internal reconfiguration of car park.

From the approved permission, the follows plans are to be amended:

Original Drawing	Revision	New Drawing	Revision
BBTC_IBI_DS-67_A_ F100_PL_00_01_DS 6 & 7 Ground Floor (L0)	9	BGW2-IBI-ZC-GF-PN-A-G200-0002 - ZC - Ground Floor Plan	P04
BBTC_IBI_DS-67_A_ F100_PL_01_01_DS 6 & 7 First Floor (L1)	10	BGW2-IBI-ZC-01-PN-A-G200-0003 - ZC - First Floor Plan	P03
BBTC_IBI_DS-67_A_ F100_PL_02_01_DS 6 & 7 Second Floor (L2 / CP1)	7	BGW2-IBI-ZC-02-PN-A-G200-0004 - ZC - Second Floor Plan	P03
BBTC_IBI_DS-67_A_ F100_PL_03_01_DS 6 & 7 Third Floor (L3 / CP2)	7	BGW2-IBI-ZC-03-PN-A-G200-0005 - ZC - Third Floor Plan	P02
BBTC_IBI_DS-67_A_ F100_PL_04_01_DS 6 & 7 Fourth Floor (L4 / CP3)	8	BGW2-IBI-ZC-04-PN-A-G200-0006 - ZC - Fourth Floor Plan	P02
BBTC_IBI_DS-67_A_ F100_PL_05_01_DS 6 & 7 Fifth Floor (L5)	04	BGW2-IBI-ZC-05-PN-A-G200-0007 - ZC - Fifth Floor Plan	P02
BBTC_IBI_DS-67_A_ F100_PL_B1_01_DS 6 & 7 Basment Floor (B1)	6	BGW2-IBI-ZC-BA-PN-A-G200-0001 - ZC - Basement Floor Plan	P03
N/A		BGW2-IBI-ZC-06-PN-A-G200-0008 - ZC - Sixth Floor Plan	P01
N/A		BGW2-IBI-ZC-07-PN-A-G200-0009 - ZC - Seventh Floor Plan	P01
BBTC_IBI_DS_A_F10_0_SE_CD_01 GA Building Sections C & D	2	BGW2-IBI-ZC-XX-SE-A-G200-0001 - ZC - GA Sections	P04
BBTC_IBI_DS_A_F10_0_EL_XX_01 Proposed GA Elevations Sheet 1 of 2	06	BGW2-IBI-ZX-XX-EL-A-G200-0001 - ZB-C - Proposed GA Elevations	P04
BBTC_IBI_DS_A_F10_0_EL_XX_02 Proposed GA Elevations Sheet 2 of 2	4	BGW2-IBI-ZX-XX-EL-A-G200-0002 - ZB-C - Proposed GA Elevations	P04

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I trust that you have all the information you require to validate and determine the application. However, if you need any additional information or have any queries, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, consisting of a stylized 'ER' followed by a long horizontal line that tapers to a dot on the right.

**Emily Roberts**  
**Principal Planner**  
**07867 141788**  
**Emily.roberts@howplanning.com**  
**For and on behalf of GVA Grimley Limited**