



**North
Herts
Council**

Correspondence address:

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000

**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 to the west of High Street
Address Line 1	
Address Line 2	
Address Line 3	Graveley
Town/city	Stevenage
Postcode	SG4 7LE

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

Easting (x)	Northing (y)
523050	227602

Description

Secure dog walking field with access track and small visitor parking area

Applicant Details

Name/Company

Title

First name

Surname

Bone

Company Name

Grow Walkies Ltd

Address

Address line 1

Clements Farm

Address line 2

Address line 3

Brickendon

Town/City

Hertford

County

Country

United Kingdom

Postcode

SG13 8FG

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

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

IP13 8HY

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

Change of use of field to dog walking field including installation of fencing. Retention and completion of existing agricultural access track & visitor parking area (as amended by plan received 15th November 2023)

Reference number

23/02221/FP

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

08/01/2024

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

Condition number(s)

5

Has the development already started?

- ☒ Yes
☐ No

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

01/03/2024

Has the development been completed?

- ☒ Yes
☐ No

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

12/04/2024

Condition(s) - Variation/Removal

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

We wish the condition to be varied as the discharge of this condition had been overlooked. As the existing wording requires discharge of the condition before the site is opened and the site is already operational, the condition cannot be retrospectively discharged. The applicants are compliant with the terms of the condition so we require the wording to be changed to maintain that requirement. Highways, that asked for this condition, have been consulted via the Planning Officer and are happy with this approach.

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

We would like Condition 5 to be changed to read:

The vehicular access improvements, as indicated on drawing number GROWWS-1-1-003B, shall be completed and thereafter retained for the duration that the site operates as a dog walking field. The site shall be operated as in line with the procedures set out in the applicant's Highway Response Letter without restricting booking for non-motorised users.

Reason: To ensure construction of a satisfactory access and satisfactory operation of the site in the interests of highway safety, traffic movement and amenity in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Email correspondence dated

Date (must be pre-application submission)

17/11/2025

Details of the pre-application advice received

Agreement was reached with Highways and the Planning Officer about the best way to resolve the outstanding requirement for the discharge of condition 5 that had been overlooked. Condition 5 is being complied with so this application is to regularise the outstanding DoC requirement.

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

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Boxbury Farm

Number:

Suffix:

Address line 1:

Walkern

Address Line 2:

Town/City:

Stevenage

Postcode:

SG27 7AD

Date notice served (DD/MM/YYYY):

18/11/2025

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mrs

First Name

Deborah

Surname

Rice

Declaration Date

18/11/2025

☒ 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

Stephen Rice

Date

18/11/2025