

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	23
Suffix	A
Property Name	
Address Line 1	Hitchin Street
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Baldock
Postcode	SG7 6AQ

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

Easting (x)	Northing (y)
524386	233807

Description

Applicant Details

Name/Company

Title

Mr

First name

Ajay

Surname

Handa

Company Name

Hunt and Handa Investments Ltd

Address

Address line 1

513 Street Lane

Address line 2

Address line 3

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS17 6LA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Stuart

Surname

Judd

Company Name

PicklePlanning

Address

Address line 1

1 Sale Drive

Address line 2

Clothall Common

Address line 3

Town/City

Baldock

County

Country

Postcode

SG7 6NS

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 from a funeral parlour - E(c)(ii), to 4 number dwellinghouses - C3(a) and associated single storey extensions. Removal of existing entrance portal and installation of new privacy gates following demolition of existing car port roof structures (as amended by plans nos. PL001A _ PL202A received 26.08.2025).

Reference number

25/00018/FP

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

22/10/2025

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

Condition number(s)

7

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

7) Archaeological Written Scheme of Investigation - Reason: The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permission and to comply with Policy HE4 of the North Hertfordshire Local Plan 2011-2031.

We wish to remove this condition as the site has been extensively developed since the late 1800's, the conservation officer noted in his report: "OS map regression shows that various buildings have occupied this backland site since at least from the late C19. "

The current (existing) level of development includes a full concrete oversite with multiple surface water drainage points, 2 modern canopies with structure through the slabs. It would seem that due to these existing slabs, the site would be disturbed to an approx 500mm depth over its entirety, 1000mm at the structural column points, and potentially up to 1200mm for the surface and foul water runs. Any undisturbed surfaces would most likely be solid chalk.

The conservation officer report also stated that only the time condition (1) and approved plans condition (2) were required - no other bespoke conditions were offered.

Therefore, given the above, we do not view the site as potentially sensitive and would like the condition removed.

8) Prior to the occupation of the all of the dwellings hereby permitted a fire sprinkler system shall be installed within the dwellings and permanently maintained as such. - Reason: To accord with the request of the Fire Authority given the difficulty of access for emergency vehicles. To comply with Policy D1 of the North Herts Local Plan.

We wish to remove or alter this condition to allow the use of alternative fire fighting systems.

The max hose length of 45m from the fire tender (positioned on Hitchin street) is potentially not possible on this site, as a result we are looking to propose a new Fire Hydrant within site to enable the hose length issue to be mitigated. Alternative to the hydrant would be the installation of a dry riser.

The fitting of sprinklers to a multi dwelling building would require a dedicated storage tank and pressure system, the site does not have adequate space for this.

The hydrant or dry riser system (hydrant preferred in the first instance) would be a more practical solution to the Fire Authority concerns in this instance. We will also be covering off this issue through Building Regulations and are preparing a Fire Engineers report to justify this request.

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

We wish condition 7: to be removed.

We wish condition 8: to be removed or altered to allow a new Fire Hydrant in place of sprinklers.

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

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?

E.g. All the land is owned by a single individual

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Ajay

Surname

Handa

Declaration Date

06/07/2026

☒ 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

Stuart Judd

Date

07/07/2026

Amendments Summary

We have added an additional Removal/Alteration of condition - this now covers conditions 7 & 8