

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

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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	15
Suffix	
Property Name	
Address Line 1	Garden Lane
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Royston
Postcode	SG8 9EH

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

Easting (x)	Northing (y)
535788	240224

Description

Applicant Details

Name/Company

Title

Mr

First name

Morgan

Surname

Bevan

Company Name

MBCM Ltd.

Address

Address line 1

15 Garden Lane

Address line 2

Address line 3

Town/City

Royston

County

Hertfordshire

Country

United Kingdom

Postcode

SG8 9EH

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

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

Extension and renovation of existing dwelling involving excavations under existing footprint to provide two additional storeys - a ground and upper ground floor; two storey side extension; raised garden to south elevation with covered car parking area and bike store below; new retaining wall to south boundary; addition of solar panels to front and rear roof slopes; replacement roof incorporating rear and front roof lights; external render to all elevations; alterations to fenestration, levelling of rear garden and ancillary works following demolition of existing rear extensions.

Reference number

20/02656/FPH

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

29/03/2021

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

Condition number(s)

Condition 2

Condition 3

Has the development already started?

☒ Yes

☐ No

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

29/03/2021

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

During the planning application process and later development works minor changes were made to the locations and shape of some windows and to meet the evolving requirements of the internal and external layouts.

Some of these changes were not picked up in the approved particulars of the development and conditions.

Therefore we would like to take this opportunity to amend conditions 2 and 3 to pick up on these revisions, in particular the condition 3, as it is impossible to see into the rear gardens of either 17 Garden Lane or 24 The Warren, the immediate neighbouring properties, from any window or door on either the Northern or Southern side elevations when stood within the development, 15 Garden Lane, as evidenced in the revised A105, A106 & A107 drawings submitted as part of this Section 73 application

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

Condition 2 (Proposed)

Change the wording and of the proposal to reflect the development and reference updated drawings to evidence:

'Extension and renovation of existing dwelling involving excavations under existing footprint to provide two additional storeys, a ground floor and upper ground floor; a two storey side extension; a new retaining wall to south boundary; reinstatement of original front wall, addition of solar panels to front and rear roof slopes; replacement roof incorporating front roof light; external render to all elevations; alterations to fenestration, levelling of rear garden and ancillary works following demolition of existing rear extensions.'

Drawings included

- A105 rev 3 updated to A105 rev 4
- A106 rev 3 updated to A105 rev 4
- A107 rev 3 updated to A105 rev 4

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Condition 3 (Proposed)

The wording of the condition has been updated to more accurately protect the privacy of the neighbours:

'All windows to the two side flanks walls of the property with an unobstructed line of sight into neighbouring properties, from the topmost floor, must be installed as obscure glazed and thereafter retained as such.'

Reason: To protect privacy of the neighbours.

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

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

Morgan

Surname

Bevan

Declaration Date

30/06/2025

☒ 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

Morgan Bevan

Date

30/06/2025