

**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	
Address Line 1	Land Off Stevenage Road & Sperberry Hill
Address Line 2	
Address Line 3	
Town/city	
Postcode	

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

Easting (x)	Northing (y)
520077	226802

Description

Land Off Stevenage Road & Sperberry Hill

Applicant Details

Name/Company

Title

Mr

First name

D

Surname

Vercoe

Company Name

Talbot Homes

Address

Address line 1

Unit 3a Manor Business Park

Address line 2

Grants Hill Way

Address line 3

Woodford Halse

Town/City

Deventry

County

Northamptonshire

Country

Postcode

NN11 3UB

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

Mr

First name

Alfie

Surname

Simons

Company Name

Corporate Architecture

Address

Address line 1

Corporate Architecture

Address line 2

1 Trimbush Way

Address line 3

Rockingham Road

Town/City

Market Harborough

County

Country

Postcode

LE16 7XY

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

Erection of 14 dwellings including new vehicular access off Sperberry Hill (serving 10 dwellings) and new vehicular accesses off Stevenage Road (serving 4 dwellings) (as amended by plans received 13/11/23, 03/06/24 and 17/06/24)

Reference number

19/01669/FP

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

11/02/2025

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

Condition number(s)

2

Has the development already started?

- ☒ Yes
☐ No

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

01/04/2025

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

Our client has proposed minor amendments to the approved drawings which we trust, can be agreed under a S73 application, as is standard in many cases.

This is, in the main, due to current building regulations dictating layout alterations and additions such as PV Panels.

The proposed elevations now align with the materials approved under the latest discharge of conditions application.

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

The following plan numbers to be removed:

18142-1009E
18142-124
18142-117_B
18142 119_A
18142 118_A
18142-1008F
18142-1006G
18142_123C
18142_122C
18142_114C
8142_113C
18142_112A
18142_111A
18142 108_A
18142 107-A
18142 106-B
18142 105-B
18142 104-B
8142 103_B
18142 102-B
18142 101-B
18142_125 18142_126

The following plan numbers to be added:

5761-CAL-2BAB-ZZ-DR-A-104-P 2 ProposedGroundFloorPlan-Plot14
5761-CAL-2BAB-ZZ-DR-A-105-P 2 ProposedElevations-Plot14
5761-CAL-2039-ZZ-DR-A-105-P 2 ProposedFloorPlan-Plots2and3
5761-CAL-2039-ZZ-DR-A-106-P 2 ProposedElevations-Plots2and3
5761-CAL-2060-ZZ-DR-A-105-P 2 ProposedFloorPlans-Plot5
5761-CAL-2060-ZZ-DR-A-106-P 2 ProposedElevations-Plot5
5761-CAL-2060-ZZ-DR-A-205-P 2 ProposedFloorPlans-Plot9
5761-CAL-2060-ZZ-DR-A-206-P 2 ProposedElevations-Plot9
5761-CAL-2060-ZZ-DR-A-305-P 2 ProposedFloorPlans-Plot1
5761-CAL-2060-ZZ-DR-A-306-P 2 ProposedElevations-Plot1
5761-CAL-2376-ZZ-DR-A-108-P 2 ProposedGroundFloorPlan-Plots7and10
5761-CAL-2376-ZZ-DR-A-109-P 2 ProposedFirstFloorPlan-Plots7and10
5761-CAL-2376-ZZ-DR-A-110-P 2 ProposedElevations1of2-Plots7and10
5761-CAL-2376-ZZ-DR-A-111-P 2 ProposedElevations2of2-Plots7and10
5761-CAL-2376-ZZ-DR-A-208-P 2 ProposedGroundFloorPlan-Plots6and8
5761-CAL-2376-ZZ-DR-A-209-P 2 ProposedFirstFloorPlan-Plots6and8
5761-CAL-2376-ZZ-DR-A-210-P 2 ProposedElevations1of2-Plots6and8
5761-CAL-2376-ZZ-DR-A-211-P 2 ProposedElevations2of2-Plots6and8
5761-CAL-2971-ZZ-DR-A-110-P 2 ProposedGroundFloorPlan-Plot4
5761-CAL-2971-ZZ-DR-A-111-P 2 ProposedFirstFloor-Plot4
5761-CAL-2971-ZZ-DR-A-112-P 2 ProposedElevations1of2-Plot4
5761-CAL-2971-ZZ-DR-A-113-P 2 ProposedElevations2of2-Plot4
5761-CAL-AT-ZZ-DR-A-107-P 2 ProposedFloorPlans-Plots11and12and13
5761-CAL-AT-ZZ-DR-A-108-P 2 ProposedElevations-Plots11and12and13
5761-CAL-G2O-ZZ-DR-A-102-P 2 ProposedFloorPlans-Plot4
5761-CAL-G2O-ZZ-DR-A-103-P 2 ProposedElevations-Plot4
5761-CAL-G2-ZZ-DR-A-102-P 2 ProposedGroundFloorPlan
5761-CAL-G2-ZZ-DR-A-103-P 2 ProposedElevations
5761-CAL-G4-ZZ-DR-A-102-P 2 ProposedGroundFloor-Plots9and10
5761-CAL-ZZ-ZZ-DR-A-SK01-P 3 ProposedSitePlan
5761-CAL-G4-ZZ-DR-A-103-P2-ProposedElevations-Plots9and10

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

Alfie

Surname

Simons

Declaration Date

21/05/2025

☒ 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

Alfie Simons

Date

21/05/2025