



**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	151
Suffix	C
Property Name	
Address Line 1	Bearton Road
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Hitchin
Postcode	SG5 1UB

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

Easting (x)	Northing (y)
518432	230095

Description

Applicant Details

Name/Company

Title

Mr

First name

Abdul

Surname

Mumin

Company Name

Methi Hitchin Ltd

Address

Address line 1

151c

Address line 2

BeartonRoad

Address line 3

Town/City

Hitchin

County

Hertfordshire

Country

United Kingdom

Postcode

SG51UB

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant 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

The use of the premises as a hot food takeaway (Use Class Sui-Generis), shall only operate between the hours of 11.00am and 10.30pm Monday to Saturdays and between the hours of 4.00pm and 9.30pm on Sundays (including Bank Holidays) as variation of condition 3 of Planning permission 95/00276/1 granted 24.05.1995.

Reference number

Application Reference: 95/00276/1

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

24/05/1995

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

Condition number(s)

Condition 3

Has the development already started?

- ☒ Yes
- ☐ No

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

24/05/1995

Has the development been completed?

- ☒ Yes
- ☐ No

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

24/05/1995

Condition(s) - Variation/Removal

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

The condition is sought to be varied to allow a limited and controlled extension of operating hours on Sundays, restricted to delivery-only takeaway service between 16:00 and 20:00.

The premises is an established takeaway business that has operated for several years without complaints relating to noise, disturbance, traffic, or impact on residential amenity. The proposed Sunday operation will not introduce customer collection, on-site congregation, or late-night activity, and will therefore not result in any material increase in disturbance.

The variation would allow more efficient use of an existing commercial premises, support the continued viability of the business, and respond to customer demand, while maintaining appropriate safeguards to protect neighbouring occupiers.

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

Variation of condition relating to permitted opening days and hours to allow delivery-only takeaway operation on Sundays between 16:00 and 20:00.

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

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

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Abdul

Surname

Mumin

Declaration Date

12/02/2026

☒ 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

Abdul Mumin

Date

10/03/2026

Amendments Summary

Changed the previous date of decision upon request

