

**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	74
Suffix	
Property Name	74,80 & 81
Address Line 1	Hermitage Road
Address Line 2	
Address Line 3	
Town/city	Hitchin
Postcode	SG5 1DB

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

Easting (x)	Northing (y)
518596	229266

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Basra

Company Name

Stonewater Capital Limited

Address

Address line 1

10 Station Road

Address line 2

Address line 3

Town/City

Letchworth Garden City

County

Herts

Country

Postcode

SG6 3AU

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

Jonathan

Surname

Read

Company Name

Pentangle Design Group

Address

Address line 1

Suite 1

Address line 2

21 Bancroft

Address line 3

Town/City

Hitchin

County

Herts

Country

United Kingdom

Postcode

SG5 1JW

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

Conversion of first floor accommodation from Class E use to Class C3 to create 2 x 1-beds flats and subdivision of existing second floor flat to provide 2 x 1-bed flats. External alterations.

Reference number

24/01108/FP

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

15/08/2024

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

Condition number(s)

Plan Numbers (in particulars of development)

Has the development already started?

☒ Yes

☐ No

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

15/06/2025

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

1. Provision of an external painted steel fire-escape staircase on the south elevation to serve the two second-floor flats.
 2. Minor alterations to the fenestration on the south elevation associated with the installation of the staircase.
- The need for the additional staircase has been raised in discussion with Building Control. See supporting statement

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

Change the list of approved drawings.
Approved plans 3728/03B and 04B replaced by
Plans 03F and 04C

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

Jonathan

Surname

Read

Declaration Date

19/11/2025

☒ 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

Jonathan Read

Date

05/12/2025