

**Correspondence address:**

PO Box 10613, Nottingham, NG6 6DW

Telephone: 01462 474000**Householder Application for Planning Permission for works or extension to a dwelling****Town and Country Planning 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

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)

Description

Applicant Details

Name/Company

Title

MR

First name

FLORIAN

Surname

AZEMI

Company Name

Address

Address line 1

95 Bearton Road

Address line 2

Address line 3

Town/City

Hitchin

County

Hertfordshire

Country

Postcode

SG5 1UP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

SCOTT

Surname

GILL

Company Name

RSA

Address

Address line 1

21 COLEHERNE ROAD

Address line 2

Address line 3

Town/City

LONDON

County

Country

United Kingdom

Postcode

SW10 9BS

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Amendments to scheme previously approved under application 23/00845/FPH
Demolition and replacement of gable and bay window to front elevation
Addition of chimney to flank elevation
Realignment of rear gables
Change in aesthetic and detailing to neoVictorian styling

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Red facing brick

Proposed materials and finishes:

Red facing brick to match existing construction and painted render finish to external faces of rear gables

Type:

Roof

Existing materials and finishes:

Red concrete tile

Proposed materials and finishes:

Red concrete tile to match existing

Type:

Windows

Existing materials and finishes:

Double glazed with UPVC frames

Proposed materials and finishes:

Double glazed double hung timber sashes

Type:

Doors

Existing materials and finishes:

UPVC front & rear doors

Proposed materials and finishes:

Solid timber front door with double glazed sidelights. Double glazed Aluminum framed powder coated sliding / folding doors to ground floor rear extension

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

SITE PLAN
BLOCK PLAN
DESIGN & ACCESS STATEMENT

EXISTING GROUND FLOOR PLAN at 1:50 Scale	BER 100
EXISTING FIRST FLOOR PLAN at 1:50 Scale	BER 101
EXISTING FRONT ELEVATION at 1:50 Scale	BER 201
EXISTING EAST ELEVATION at 1:50 Scale	BER 202
EXISTING REAR ELEVATION at 1:50 Scale	BER 203
EXISTING WEST ELEVATION at 1:50 Scale	BER 204

PROPOSED GROUND FLOOR PLAN at 1:50 Scale	BER 110B
PROPOSED FIRST FLOOR PLAN at 1:50 Scale	BER 111B
PROPOSED ROOF PLAN at 1:50 Scale	BER 112B
PROPOSED FRONT ELEVATION at 1:50 Scale	BER 211B
PROPOSED EAST ELEVATION at 1:50 Scale	BER 212B
PROPOSED REAR ELEVATION at 1:50 Scale	BER 213B
PROPOSED WEST ELEVATION at 1:50 Scale	BER 214B

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Previously Approved Application 23/02194/FPH

Date (must be pre-application submission)

11/04/2025

Details of the pre-application advice received

Although the amendments are generally minor in nature, the scheme needs to be submitted for a new householder planning application due to the proposed increase to the height of the roof and eaves, which fall outside of the original description of the approved planning permission.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ 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

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Customer Service

Number:

Suffix:

Address line 1:

PO Box 153

Address Line 2:

Town/City:

STEVENAGE

Postcode:

SG1 2ST

Date notice served (DD/MM/YYYY):

02/06/2023

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

SCOTT

Surname

GILL

Declaration Date

12/04/2025

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission 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

SCOTT GILL

Date

14/04/2025