

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	The Ruddery
Address Line 1	Ashwell Street
Address Line 2	
Address Line 3	
Town/city	Ashwell
Postcode	SG7 5QF

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

Easting (x)	Northing (y)
527520	239798

Description

Applicant Details

Name/Company

Title

First name

Tim, Pippa, and Christopher

Surname

Christy, Vaughan, and Middleton

Company Name

Address

Address line 1

48 New Road

Address line 2

Guilden Morden

Address line 3

Town/City

Royston

County

Country

Herts

Postcode

SG8 0JN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

AL1 3ER

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 4 dwellings including parking and landscaping.

Reference number

25/03050/FP

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

02/02/2026

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

Condition number(s)

Conditions 1 (BNG), 3, 4, 5, 6, 7, 8, 11, 13, 14, 15, 16 and 18

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The purpose of the application is to allow the approved development to be implemented on a phased basis, with each of the two separate areas identified within the approved red line boundary to be developed independently, with relevant conditions discharged on a site-specific and phased basis.

Please refer to cover letter

Please refer to cover letter

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?
E.g. All the land is owned by a single individual

- ☐ Yes
☒ No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- ☒ 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:

County Hall

Number:

Suffix:

Address line 1:

Peg Lane

Address Line 2:

Town/City:

Hertford

Postcode:

SG13 8DQ

Date notice served (DD/MM/YYYY):

26/06/2026

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Hayden

Surname

Todd

Declaration Date

26/06/2026

☒ 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

Hayden Todd

Date

26/06/2026