

**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	217
Suffix	
Property Name	
Address Line 1	Bedford Road
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Hitchin
Postcode	SG5 2UE

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

Easting (x)	Northing (y)
517802	230361

Description

Applicant Details

Name/Company

Title

First name

Jane

Surname

Tobitt

Company Name

Address

Address line 1

217 Bedford Rd

Address line 2

Address line 3

Town/City

Hitchin

County

Country

United Kingdom

Postcode

SG5 2UE

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

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

Single storey side extension following demolition of existing garage and shed. Insertion of front and rear dormer windows to create accommodation at first floor level. Replacement windows and alterations to existing roof. Installation of boundary wall and relocation of entrance gate to facilitate additional parking

Reference number

25/00680/FPH

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

21/05/2025

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

Condition number(s)

25/00680/FPH

Has the development already started?

- ☒ Yes
- ☐ No

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

01/06/2025

Has the development been completed?

- ☐ Yes
- ☒ No

Condition(s) - Variation/Removal

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

As discussed with our planning Officer William Thompson on 04/07/25, we are making minor amendments to existing and new flat roofed extensions to become pitched roof to improve appearance and be sympathetic with the existing.

Minor amendments to windows also.

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

Unsure what requirements are.

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

25/00680/FPH

Date (must be pre-application submission)

04/07/2025

Details of the pre-application advice received

Copy of message below:

Hi Jane,

Thank you for reaching out. Having reviewed they suggested amendments, I don't believe these would cause an issue and I agree that the appearance would be improved. To implement these amendments, you may apply for a Section 73 application pertaining to 25/00680/FPH via the planning portal. Please note that the description of development cannot change in a S73, so you would need to keep "Single storey side extension following demolition of existing garage and shed. Insertion of front and rear dormer windows to create accommodation at first floor level. Replacement windows and alterations to existing roof. Installation of boundary wall and relocation of entrance gate to facilitate additional parking". If I recall correctly, you no longer with to continue with the dormer windows. However, as it is your right to implement the planning permission in stages, as you see fit, you shouldn't need to alter the plans for this.

A S73 should be significantly cheaper than a new Householder application; so, that would be my recommendation.

If you have any further queries, please feel free to reach out again.

Please note, this is an informal officer opinion and does not constitute a decision on behalf of the Council.

Kind regards,

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

Ms

First Name

Jane

Surname

Tobitt

Declaration Date

03/08/2025

☒ 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

Jane Tobitt

Date

18/08/2025

Amendments Summary

I was emailed by planning.control@north-herts.gov.uk and requested to submit the Location plan and a corrected West Elevation as the original had an incomplete scale bar on the drawing. I have uploaded the original site/location plan from the main planning application, I hope thats ok. Many thanks, Jane