

**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	
Suffix	
Property Name	Marshfield Barn
Address Line 1	New Inn Road
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Hinxworth
Postcode	SG7 5HB

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

Easting (x)	Northing (y)
523965	239601

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Jones

Company Name

Address

Address line 1

21 Pinnocks Lane

Address line 2

Address line 3

Town/City

Baldock

County

Herts

Country

Postcode

SG7 6DF

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

Gareth

Surname

Leech

Company Name

Pentangle Design Group

Address

Address line 1

Suite 1

Address line 2

21 Bancroft

Address line 3

Town/City

Hitchin

County

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

Replacement of existing dilapidated barn to provide one self contained dwelling including basement, parking and landscaping.

Reference number

25/01460/FP

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

25/07/2025

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

Condition number(s)

Condition 2
Condition 4

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

Condition 2 - The client wishes not to construct the basement and/or disturb the ground as impactfully as it otherwise would have entailed. the condition requires adjustment to satisfy lending needs.

Condition 4 - remove condition entirely on the basis that the land will not be as impactfully disturbed, reverting to foundations commensurate to those found in previously approved applications where the archaeological condition was not required.

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

Condition 2 - replace drawings:

3852 02 (swap for 3852 41B)

3852 42 (swap for 3852 42B)

3852 43 (swap for 3852 43B)

3852 44E (swap for 3852 44H)

Revise Design Statement confirming omission of basement (though noted not previously included as a drawing under this condition)

Condition 4 - omit need for condition on the basis that the basement is not to be implement and omitted entirely from the application, resulting in a less impactful land disturbance and reverting to trench foundations which were seen not to require an archaeological condition.

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

Gareth

Surname

Leech

Declaration Date

07/11/2025

☒ 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

07/11/2025