

**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	2
Suffix	
Property Name	
Address Line 1	Coach Drive
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Hitchin
Postcode	SG4 9AP

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

Easting (x)	Northing (y)
518688	228243

Description

Applicant Details

Name/Company

Title

MR

First name

Owain

Surname

Wilson

Company Name

WOODS HARDWICK

Address

Address line 1

2 COACH DRIVE

Address line 2

Benslow Lane

Address line 3

Town/City

HITCHIN

County

HERTS

Country

United Kingdom

Postcode

SG49AP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

MARK

Surname

NEWSTEAD

Company Name

MNArchitect

Address

Address line 1

100 Benslow Lane

Address line 2

Benslow Lane

Address line 3

Hitchin

Town/City

Hitchin

County

Herts

Country

United Kingdom

Postcode

SG49RA

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 front porch extension. Raised roof height of garage and insertion of front dormer window.

Reference number

22/00589/FPH

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

21/11/2022

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

Condition number(s)

Condition 2

The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed on the application.

Condition 4

The proposed first floor side window on the west elevation of the development hereby permitted and serving 'Bedroom 4' shall be permanently glazed with obscure glass and the opening portion of the window shall be top hung and permanently retained in this condition unless otherwise approved in writing by the Local Planning Authority.

Has the development already started?

☒ Yes

☐ No

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

14/10/2024

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

The client has raised the velux window shown on the West elevation. The height is now 1700mm AFFL to cill therefore no view out but natural daylight in. An additional smaller Velux has been added to the walk in wardrobe to allow natural daylight. Again the cill height is 1700mm AFFL therefore no impact on the privacy of the neighbours.

The first floor frosted bathroom window has been lowered and reduced in width to avoid a clash with the existing roof structure. Window is side hung with a 100mm restrictor added. The kitchen side door on the west elevation has been blocked up. These minor changes do not change the shape or mass of the extension and do not compromise the privacy of the neighbouring dwelling. We wish to substitute the approved drawings with drawings revised to pick up the above changes.

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

Condition 2 - The condition to be varied to be in accordance with the updated drawings provided.

Condition 4 - Opening window side hung away from the neighbouring property with a 100mm restrictor. This will safeguard the privacy of the occupiers of the adjacent dwelling.

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

First Name

Surname

Declaration Date

☒ 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

Date

08/03/2025