

**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	Gothic House
Address Line 1	Pondside
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Graveley
Postcode	SG4 7LG

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

Easting (x)	Northing (y)
523025	227827

Description

Applicant Details

Name/Company

Title

Mr

First name

Alex

Surname

Jennings

Company Name

Address

Address line 1

Gothic House Pondside

Address line 2

Address line 3

Town/City

Graveley

County

Hertfordshire

Country

Postcode

SG4 7LG

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

richard

Surname

Briffa

Company Name

nucleus design studio

Address

Address line 1

The Basement

Address line 2

324 Liverpool Road

Address line 3

Town/City

London

County

Country

Postcode

N7 8 PU

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 detached dwellings (2 x 3-bed and 2 x 4-bed)
including parking, landscaping and creation of vehicular
access off Ashwell Common (as amended by plans received
6th April 2023 and 12th April 2023)

Reference number

22/03299/FP

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

04/01/2023

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

Condition number(s)

Condition Number 2 & 10

Has the development already started?

- ☒ Yes
☐ No

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

04/01/2025

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

When applying for the Section 278 works, the Highways Officer raised concerns regarding the location of the proposed uncontrolled crossing and the intention to widen the path. It was noted that the land identified for widening was not under local authority ownership, which limited the feasibility of the original proposal.

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

In the revised proposal, we request that the crossing be relocated to the opposite side of the entrance to improve accessibility and flow. Additionally, the vegetation along the section where the path previously narrowed has been cut back, resulting in a width greater than that specified in the original condition. Therefore, we propose that the requirement concerning the path width be removed, as it is no longer applicable.

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

richard

Surname

Briffa

Declaration Date

14/01/2026

☒ 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

richard Briffa

Date

15/01/2026