

**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	A
Property Name	Keepers Cottage
Address Line 1	Orchard Way
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Breachwood Green
Postcode	SG4 8NT

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

Easting (x)	Northing (y)
515354	222160

Description

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Gass

Company Name

Address

Address line 1

Keepers Cottage

Address line 2

2A Orchard Way

Address line 3

Breachwood Green

Town/City

Hitchin

County

Country

United Kingdom

Postcode

SG4 8NT

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

Details reserved by Condition 2 (Window Details) of Listed Building Consent
24/02823/LBC granted 04.02.2025
Keepers Cottage, 2A Orchard Way, Breachwood Green, Hitchin, Hertfordshire, SG4 8NT

Reference number

24/02823/LBC

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

04/02/2025

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

Condition number(s)

2

Has the development already started?

- ☐ Yes
- ☒ No

Condition(s) - Variation/Removal

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

This condition was not specified in the secretary of state decision directing NHDC to approve listed building Consent for 16 Timber framed slim line windows.

This condition was added by NHDC further to the requirements of the Secretary of state.

The commercial companies I have been dealing with have been unable to supply the details required.

NHDC have confirmed via their CEO, Anthony Roche, that NHDC can not be the game Keeper and the Poacher when dealing with noise insulation and can not advise acceptable drawings despite being a member of the LLACC that arranges the noise insulation scheme, despite providing a paid for service for pre-application advice.

As the requirement of condition 2 can not be met, but whilst the property requires noise insulation due to the Airport noise the condition should be removed, particularly as it was not a requirement by the secretary of state

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

Remove condition 2 in full

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ 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**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED *****
House name: Keepers Cottage 2a Orchard Way Breachwood Green Hitchin SG4 8NT
Number: 2
Suffix: A
Address line 1: Orchard Way
Address Line 2: Breachwood Green
Town/City:
Postcode: SG4 8NT
Date notice served (DD/MM/YYYY): 07/06/2025
Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

John

Surname

Gass

Declaration Date

07/06/2025

☒ 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

John Gass

Date

24/06/2025

Amendments Summary

Addition of data already provided to NHDC, which forms the invalid notice sent, despite the planning portal stating that the information is not required