

**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	Langham
Address Line 1	Church Lane
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Barkway
Postcode	SG8 8EJ

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

Easting (x)	Northing (y)
538153	235538

Description

Applicant Details

Name/Company

Title

First name

Andrew

Surname

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Company Name

Address

Address line 1

Langham

Address line 2

Church Lane

Address line 3

Town/City

Barkway

County

Country

United Kingdom

Postcode

SG8 8EJ

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

Erection of one detached 5-bed dwelling, garage and associated parking, access and amenity land.

Reference number

24/00386/FP

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

20/12/2024

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

Condition number(s)

Condition 11

Has the development already started?

- ☐ Yes
- ☒ No

Condition(s) - Variation/Removal

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

Subsequent testing in May 2025 post the current planning approval of the two ponds immediately adjacent to the proposed construction footprint returned a nil response for the presence of GCNs.

At this time. follow up eDNA samples were also taken from relevant ponds within the potential zone of influence.

Please refer to the supporting letter of 16/09/25 from Greenwillows Associates Ltd for full details and findings.

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

Variation to condition 11:

No works are in any circumstances to commence until a Precautionary Method of Working Statement (Ecology) for protected species, specifically GCNs, has been submitted to and approved in writing by the Local Planning Authority. This approved method statement shall be implemented for the duration of the development.

Reason: To ensure that works do not result in adverse impacts to protected species in line with Policy NE4 of the Local Plan.

We request that the current informative be removed if the condition is varied as a GCN licence would no longer be required.

If an informative is required, we suggest the following:

A great crested newt licence is not required to deliver this development. No development should take place without reasonable precautionary measures supervised by an appropriately qualified newt ecologist.

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: Langham
Number:
Suffix:
Address line 1: Church Lane
Address Line 2: Barkway
Town/City: Royston
Postcode: SG8 8EJ
Date notice served (DD/MM/YYYY): 15/10/2025
Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

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First Name

Andrew

Surname

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Declaration Date

15/10/2025

☒ 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

Andrew Page

Date

15/10/2025