

**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	4
Suffix	
Property Name	
Address Line 1	Station Parade
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Letchworth Garden City
Postcode	SG6 3AW

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

Easting (x)	Northing (y)
521755	232743

Description

Applicant Details

Name/Company

Title

Mr.

First name

Bilal

Surname

Gilgil

Company Name

Address

Address line 1

21 Albany Park Avenue,

Address line 2

Enfield,

Address line 3

London

Town/City

County

Country

Postcode

EN3 5NT

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

Ramazan

Surname

Ganidagli

Company Name

Address

Address line 1

Flat 20,

Address line 2

Clissold House,

Address line 3

Lordship Road,

Town/City

London

County

Country

Postcode

N16 0PS

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

Change of Use from A2 (Estate Agent) to A5 use class (pizza takeaway) including replacement shop front and installation of duct on rear elevation.

Reference number

19/01577/FP

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

18/11/2019

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

Condition number(s)

2 - Approved plans and documents.

Has the development already started?

☒ Yes

☐ No

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

18/12/2019

Has the development been completed?

☒ Yes

☐ No

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

18/12/2019

Condition(s) - Variation/Removal

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

The applicant received a letter from planning enforcement that there is a breach of condition. Whilst we wrote to Mr. Simon Curling explaining that the implemented permission is 22/01991/S73 and there are no planning restrictions on opening hours, he insisted that the original planning application form for 19/01577/FP states opening hours to be 11 am until 11pm throughout the week.

However both approval decision notices do not include a condition to restrict the opening hours or mention a restriction on delegated reports. Therefore, we believe that the application site is not restricted by planning for opening hours. However, to show a goodwill, our client Mr Gilgil instructed us to submit this variation as requested by Mr Curling.

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

The application proposes the opening hours to be:

Mondays to Thursdays 11am until 00:00 midnight

Fridays and Saturdays 11 am until 02:00 the next day

Sundays and Bank Holidays 11 am until 00:00 midnight.

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: Number: 6 Suffix: Address line 1: Caister Close, Address Line 2: Town/City: Stevenage Postcode: SG1 2JP Date notice served (DD/MM/YYYY): 22/01/2026 Person Family Name:

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Ramazan

Surname

Ganidagli

Declaration Date

22/01/2026

- ☒ 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

Ramazan Ganidagli

Date

21/01/2026