

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

Number	27
Suffix	
Property name	
Address line 1	Ducks Hill Road
Address line 2	
Address line 3	
Town/city	Northwood
Postcode	HA6 2NW
Description of site location must be completed if postcode is not known:	
Easting (x)	508211
Northing (y)	191652
Description	

2. Applicant Details

Title	Mr
First name	Tony
Surname	Loizou
Company name	Bramley Building Services
Address line 1	79
Address line 2	The Ridgeway
Address line 3	
Town/city	Potters Bar

2. Applicant Details

Country	United Kingdom
Postcode	EN6 4BD
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Jeffrey
Surname	Taylor
Company name	The Welton Group Ltd
Address line 1	Welton House
Address line 2	Bluestone Heath Road
Address line 3	Welton Le Marsh
Town/city	Spilsby
Country	United Kingdom
Postcode	PE23 5SG
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Two storey building with habitable roof space to provide 4 x 2-bed and 2 x 3 bed self contained flats with associated parking and amenity space, involving demolition of existing chalet bungalow

Reference number

40711/APP/2018/4033

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

21/10/2019

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

Condition number(s)

2 (Two)

4. Description of the Proposal

Has the development already started?

☒ Yes ☐ No

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

15/12/2020

Has the development been completed?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

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

We wish to raise the level of the building so as to avoid a very steep entrance and car parking area, comply with Building Regulations Approved Document M4 and amend the design to provide a balanced roof design, eliminate deep shadows and impaired natural light and amenity to the 1st floor, (Flats 3 & 4) and the West elevation, provide a marginally improved level of accommodation to the 2nd floor Flat and amendment of the roof over the front outrigger which is necessary in order to allow unimpaired access in and out of the lift car at 2nd floor level which is not possible to achieve as the approved design.

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

Approval of an amendment to the Roof design and upper Elevation as shown on application drawings 7100/D/01/D, 02/J, 03/A, 04/F and 07 of a previously approved development of a Two storey building with habitable roof space and a reduction in density to now provide 4 x 3-bed and 1 x 2 bed self contained flats with revised access and associated parking and amenity space, involving demolition of existing chalet bungalow as Planning Permission 40711/APP/2018/4033 dated 21st November 2018

6. 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

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

40711/PRC/2021/102

Date (Must be pre-application submission)

12/07/2021

Details of the pre-application advice received

12/07/2021 - I consider these changes improve the building's appearance compared to that of the building refused under application ref: 40711/APP/2021/519, by reducing the relative bulk.
23/07/2021 - I haven't had a chance to fully digest your comments but the hipped approach helps to reduce bulk further – is there any possibility of reducing the depth of the front projection somewhat in combination with that?

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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

8. Ownership Certificates and Agricultural Land Declaration

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 (DD/MM/YYYY)

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)