

Oxford Planning Control and Conservation
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**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 | <input type="text" value="3"/> |
| Suffix | <input type="text"/> |
| Property Name | <input type="text"/> |
| Address Line 1 | <input type="text" value="Bayswater Farm Road"/> |
| Address Line 2 | <input type="text"/> |
| Address Line 3 | <input type="text" value="Oxfordshire"/> |
| Town/city | <input type="text" value="Oxford"/> |
| Postcode | <input type="text" value="OX3 8BX"/> |

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

| | |
|-------------------------------------|-------------------------------------|
| Easting (x) | Northing (y) |
| <input type="text" value="456096"/> | <input type="text" value="207677"/> |

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

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

Erection of a single storey front extension and entrance steps. Alterations to existing fenestration, re-cladding of roof, and insertion of roof lights.
Removal of timber cladding and replacement with render to front elevation. Installation of timber gates. (Amended description). (Amended plans).

Reference number

22/00268/FUL

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

20/04/2022

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

Condition number(s)

5: Prior to the commencement of development, a scheme of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority to ensure an overall net gain in biodiversity will be achieved. The scheme will include artificial roost features, incorporating bird and bat boxes. The approved enhancements shall be installed upon completion of the development.

Reason: To comply with the requirements of the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended) and Policy G2: Protection of biodiversity and geo-diversity of the adopted Oxford Local Plan 2036.

Has the development already started?

Yes

No

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

21/02/2022

Has the development been completed?

Yes

No

Condition(s) - Variation/Removal

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

The development works have already been started, based on a previously approved planning permission (ref: 20/00835/FUL). There is a large overlap between the newly approved application (22/00268/FUL), and the previous (20/00835/FUL) - hence why we were able to start the work. However, this means that the condition 5 of the new application is not possible, as it requests that we propose an ecological enhancements scheme prior to commencement. One of the planning officers has suggested we propose a variation to the condition to allow this to happen "post-commencement". This is my intention of this application.

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

Please could the condition be varied to allow us to provide this "scheme of ecological enhancements" post-commencement of development?

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Email chain "3 Bayswater Farm Road"

Date (must be pre-application submission)

28/04/2022

Details of the pre-application advice received

Extract of email:

To confirm the next steps, you can submit an application to vary the condition and provide the information required to discharge this condition at the same time (steps 1 and 2 as described below).

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

Tim

Surname

Smith

Declaration Date

06/05/2022

Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Tim Smith

Date

07/05/2022