



Northumberland County Council

County Hall, Morpeth, Northumberland, NE61 2EF

For official use only	
Application No:	
Received Date:	
Fee Amount:	
Paid by/method:	
Receipt Number:	

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Grout

Company Name

Paul Grout Associates

Address

Address line 1

1 Angel Yard

Address line 2

Highgate

Address line 3

Town/City

KENDAL

County

Country

United Kingdom

Postcode

LA9 4DA

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Alterations to the existing house, change of use of adjoining barn into living accommodation, new detached garage, extension of residential curtilage, new stables with adjoining paddock and alteration of land levels (amended 6.10.22)

Reference number

22/03323/FUL

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

22/03/2023

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

Condition number(s)

1-14

Has the development already started?

- Yes
 No

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

22/03/2023

Has the development been completed?

- Yes
 No

Condition(s) - Variation/Removal

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

This Addendum refers to various alterations and alternative proposals that have evolved as the building work has proceeded on site. It also provides the additional information required to discharge the outstanding planning conditions.

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

Refer to the Design and Access Statement - Addendum

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

22/03323/FUL

Date (must be pre-application submission)

08/06/2023

Details of the pre-application advice received

Good afternoon,

Thanks for the email, Condition 11 would need to be formally discharged under an application, though as you're seeking to amend the design of the garage anyways you can do both under the same application.

You can submit a Variation of Condition application (see attached forms and guidance) with the following description:

Variation of Condition 2 (Approved Plans) to seek amended design of detached garage, and Discharge of Condition 11 (Surface Water Drainage) pursuant to planning permission 22/03323/FUL.

If you submit that application within one year of the date of the decision (i.e. by 22nd March 2024) it would be free of charge. Please note you would only have one 'free go' following the consent, subsequent Variation applications would cost £234. NCC would normally determine such an application within 8 weeks. The application would need to comprise the application form, the site location plan, the amended drawings for the garage, and the drainage details.

In terms of acceptability, in my view the drainage details in respect of Condition 11 would likely be supported. The external render for the garage would need to be carefully considered following receipt of the application.

I hope this helps,

Kind regards,

Callum

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

Paul

Surname

Grout

Declaration Date

23/08/2023

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

Paul Grout

Date

23/08/2023