



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

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Demolition of existing dwelling and construction of a new dwelling

Reference number

23/00331/FUL

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

04/07/2023

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

Condition number(s)

condition 2

Has the development already started?

Yes

No

Condition(s) - Variation/Removal

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

Condition 2 There will be 5 minor changes to: Elevations, Drawing No: SF32353.1.P1 Revision: D2.2

1. Reduction in angle of roof pitch will Significantly improved liveability and future adaptability of the approved dwelling for long term use and for future generations. It will give greater headroom in the first floor rooms at the back of the house • Improved street scene slightly higher stone to glass ratio
2. Reduction in the size & change of shape of the first floor feature window on the South West corner of the West Elevation will achieve consistency of fenestration design across all 4 elevations • To improve street scene so all windows more consistent with 'local vernacular'.
3. Replacement of timber infill above and below feature windows West Elevation with natural stone will achieve consistency of design across all 4 elevations and will improve street scene by making all window surrounds more consistent with 'local vernacular' • It will also reduce long term maintenance issues.
4. Pergola to the South elevation (in front of lounge dining area) A pergola was a critical part of the originally submitted plans. The revised plans left out the pergola in error. The pergola will support vines. This feature will allow unrestricted solar gain in the winter months but will help to reduce excessive solar gain in summer months. It will improve the street scene by visually breaking up the line of windows and doors and remain consistent with 'local vernacular' • It will reduce solar gain in summer months and thus improve liveability and safety for older residents, long term use and for future generations
5. Adjustment to the layout of solar PV panels on the South facing roof The approved layout of the 12 solar PV panels has them dispersed across the roof in two separate arrays. The proposed minor change is to re-align the 12 solar PV panels so they are all together in a single array which is 'integral' to the roof. REASONS • To improve street scene. By placing all PV panels within a single roof integrated array, this will create a neater appearance from the roadside.

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

5 minor changes to: Elevations, Drawing No: SF32353.1.P1 Revision: D2.2

1. Reduction of the angle of the roof pitch by 5 degrees from 40 to 35 degrees 2. Reduction in the size of the first floor feature window on the South West corner of the West Elevation (removal of 'triangle') 3. Replacement of timber infill above and below feature windows with natural stone 4. Pergola to the front of the South elevation (in front of lounge dining area) 5. Adjustment to the layout of solar PV panels on the South facing roof
1. Reduction of the angle of the roof pitch by 5 degrees from 40 to 35 degrees The reduction in the roof pitch by 5 degrees will allow the height of the ridge to be dropped very slightly to just 7.67 metres (a non-material drop of just 2 centimetres) and the eaves height to rise sufficiently to allow better use of the first floor roof-space. This minor change would increase the volume slightly to 862 cubic metres and thus have 47% more volume than the existing bungalow, just 2.7% more volume than the approved plan (approved plan 846 cubic metres). The approved footprint of 137.28 square metres would remain completely unchanged.
2. Reduction in the size and change of shape of the first floor feature window on the South West corner of the West Elevation. All other approved windows are rectangular in shape and have a horizontal stone lintel above.
3. Replacement of timber infill above and below feature windows West Elevation with natural stone All other approved windows and doors have a stone lintel above and stone sill below.
4. Pergola to the front of the South elevation (in front of lounge dining area) A pergola was a critical part of the originally submitted plans. The revised plans left out the pergola in error. The pergola will support vines. This feature will allow unrestricted solar gain in the winter months but will help to reduce excessive solar gain in summer months.
5. Adjustment to the layout of solar PV panels on the South facing roof The approved layout of the 12 solar PV panels has them dispersed across the roof in two separate arrays. The proposed minor change is to re-align the 12 solar PV panels so they are all together in a single array which is 'integral' to the roof.

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

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Garden House, Butt Bank

Number:

Suffix:

Address line 1:

Garden House, Butt Bank

Address Line 2:

Fourstones

Town/City:

Hexham

Postcode:

NE47 5DN

Date notice served (DD/MM/YYYY):

17/09/2023

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mrs

First Name

Anne

Surname

Smith

Declaration Date

17/09/2023

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

David Bradley

Date

02/10/2023