


**Somerset Planning – East Team**

Cannards Grave Road, Shepton Mallet, BA4 5BT

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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

Suffix

Property Name

Bluestone Cottage

Address Line 1

Lottisham Lane

Address Line 2

Lottisham

Address Line 3

Somerset

Town/city

Glastonbury

Postcode

BA6 8PF

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

Easting (x)

357605

Northing (y)

134355

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

Andy

Surname

Pugh

Company Name

Architectural Design Solutions

## Address

Address line 1

Suite 8/13

Address line 2

Melbourne House

Address line 3

36 Chamberlain Street

Town/City

Wells

County

Country

Postcode

BA5 2PJ

## 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

Proposed Erection of Carport, store and Home office over and change of use of the agricultural paddock land to be included within the domestic curtilage of Bluestone Cottage.

Reference number

2022/1124/FUL

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

03/10/2022

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

Condition number(s)

2. Plans List (Compliance)

Has the development already started?

Yes

No

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

23/01/2023

Has the development been completed?

Yes

No

## Condition(s) - Variation/Removal

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

Wish the condition (Plans Compliance) to be amended following changes to the design and following enforcement action.

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

By substituting these submitted plan drawings placing the approved planning drawings listed in condition 2 Plans List (Compliance) attached to the original planning approval.

## 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

e-mail dated 18.10.23 ref: ENF/2023/0334

Date (must be pre-application submission)

18/10/2023

Details of the pre-application advice received

To give Mr Cox the very best chance of success, we would suggest the application mirrors, as closely as possible, the approved design and incorporates the following : -

1. The inclusion of 2No parking spaces within the building.
2. The inclusion of doors to access the internal storage area as previously approved.
3. Removal of ground floor internal partitions where not associated with the storage/garage area.
4. Removal of the 3No windows to the ground floor North Elevation (overlooking the field)
5. Removal of the dormer windows to the first floor North Elevation (overlooking the field)
6. The reinstatement of the first-floor layout as per the currently approved plan.

The Council will not require the inclusion of the two natural stone elevations, and we would suggest that the currently located front access door would not require moving as per the approved plans.

The reason for requiring this approach is a result of the Council not being able to offer a letter of comfort to the Mr Cox to confirm that should the necessary works be undertaken; no further action would be taken as this would effectively result in the Council granting an informal planning permission which we are not able to do.

Should the S73 prove successful, which would most likely be the case if the above-mentioned works are included, followed by necessary remedial works being undertaken, the Council would then look to withdraw the Breach of Condition Notice.

In respect to the timings, we would like to receive the S73 Application within 28 days of this email, and should that prove successful, we would be prepared to grant Mr Cox 5 months from the date of its determination for the necessary remedial works to be undertaken in line with the new approval.

## 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

Andy

Surname

Pugh

Declaration Date

27/10/2023

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

Andy Pugh

Date

27/10/2023