



Babergh District Council
 Endeavour House, 8 Russell Road,
 Ipswich, IP1 2BX
 Tel: 0300 1234000 option 5

*Making the area a
 better place to live and
 work for everyone*

Email: planning@baberghmidsuffolk.gov.uk

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

72-74

Address Line 1

Bear Street

Address Line 2

Address Line 3

Suffolk

Town/city

Nayland With Wissington

Postcode

CO6 4HY

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

Easting (x)

597146

Northing (y)

234297

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

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

co6 4LT

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 conservatory, erection of single storey rear extension, internal alterations, glazed link between house and garage, new garage roof and partial conversion of garage into guest bedroom and ensuite.

Reference number

DC/22/06331

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

23/02/2023

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

Condition number(s)

3, 4, 7, 8, 9, 10, 11,

Has the development already started?

Yes

No

Condition(s) - Variation/Removal

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

The Proposed works are to be broken up into two phases. Phase 1, The demolition of the existing conservatory, internal alterations to the existing dwelling, and construction of the rear extensions. Phase 2, The conversion of the existing garage outbuilding and construction of the glazed link and structural openings between the dwelling and the garage outbuilding. This is to reduce the disruption on site and manage the costs of the project. Some of the current conditions are worded so they need to be addressed 'prior to commencement of works' or similar. This means that in order to start phase 1, details of Phase 2 would need to be agreed and discharged well before Phase 2 begins. This would mean materials being agreed and structure exposed to parts of the building well ahead of the work in that area being undertaken. This would leave the applicants vulnerable to supply and price fluctuations as well as additional cost and upfront cost. This application proposes to revise the conditions so they state prior to the relevant phase of the project commencing, they can then be discharged/partially discharged prior to the relevant phase of the work being undertaken. . Details of the proposed phases are outlined in Planning statement (1359-01- PS) accompanying this application.

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

Conditions reworded as follows:

3. Following opening up of the timber frame in the relevant phase of the project as approved; a detailed schedule of works of any timber frame repairs or alterations, including annotated photographs and materials specification for that phase shall be approved, in writing, by the Local Planning Authority before the continuation of said works for that phase of the project and shall be implemented in their entirety as may be approved.
4. From 'Before any works are commenced, section through...' to 'Prior to the commencement of work to convert the garage outbuilding, section through...'
7. 'Before any works are commenced to the eaves and verges of the relevant phase of the project, detailed large scale drawings of the eaves and verge detail of the building/s and extensions shall be submitted to and approved, in writing, by the Local Planning Authority for that phase of the project and shall be implemented and completed entirety as approved.'
8. 'No development/works shall be commenced above slab level to the relevant phase of the project until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction of that phase of the project have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.'
9. 'Prior to the installation of rainwater goods (including gutters, downpipes, hopperheads and soil pipes) to the relevant phase of the project, precise details to include material, finish, colour and profile shall be submitted to and approved in writing by the Local Planning Authority for that phase of the project. The rainwater goods shall be thereafter be installed and retained as agreed.'
10. 'Before any works are commenced to the relevant phase of the project, section drawings through the glazed link side extension between dwelling and the outbuilding to be converted, including junctions to existing structures. To be detailed as large scale drawings showing walls and roof junction to demonstrate construction, lining and insulation, including materials specification and finishes for that phase, shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed entirety as approved.'
11. Prior to the commencement of any works to alter or install fenestrations to the relevant phase of the project, detailed large appropriately scale drawings which shall include details of materials, finishes, method of opening, glazing and colour of all new or replacement windows, glazed panels, and doors and their surrounds to be installed for that phase shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

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

DC/22/06331

Date (must be pre-application submission)

22/10/2023

Details of the pre-application advice received

Tegan confirmed that the proposed variations to the listed consent seemed sensible. She identified the way these need to be worded might be quite complex, but it was a feasible option. Given this feedback we have identified in planning statement that accompanies this application that we would be open to discussing the proposed wording of the variations of the conditions to satisfy the local authority prior to the final decision being reached.

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

Dan

Surname

Cole

Declaration Date

20/11/2023

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

Dan Cole

Date

2023/11/23