

The Horizon Centre  
Broadland Business Park  
Peachman Way  
Norwich  
NR7 0WF

www.southnorfolkandbroadland.gov.uk  
planning@southnorfolkandbrpadland.gov.uk  
01603 430509



## 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"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Deepwell Lodge"/>
Address Line 1	<input type="text" value="Beeston Lane"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Norfolk"/>
Town/city	<input type="text" value="Sprowston"/>
Postcode	<input type="text" value="NR13 6ND"/>

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

Easting (x)	Northing (y)
<input type="text" value="626692"/>	<input type="text" value="313495"/>

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

HU15 1EN

## 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

Change of Use from dwelling house Use Class C3 to residential institutions Use Class C2 with single storey rear extension and internal modifications.

Reference number

20221806

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

10/05/2023

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

Condition number(s)

Condition 5 & Condition 7

Has the development already started?

Yes

No

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

09/06/2023

Has the development been completed?

Yes

No

## Condition(s) - Variation/Removal

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

All of the required technical information has been submitted to NCC Highways for comment/approval however, there are delays in the approval process.

We respectfully request the conditions be amended to state 6 months from the opening of the development rather than prior to first use as this will delay the opening of the property.

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

Please see below the requested varied Condition descriptions:

5. Within 6 months of first use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan at the site access to Beeston Lane and from Beeston Lane to Wroxham Road. Hedges fronting the applicant's site to Wroxham Road shall be trimmed / removed within the visibility splay only.

The splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05m above the level of the adjacent highway carriageway.

There is a requirement that the vegetation within the visibility splay on Wroxham Road in the opposing direction of traffic, i.e. within 115m of the junction shall occur as required. The hedge shall be trimmed so as to retain healthy annual growth and not stripped back to the stem line.

Until such time or until the above works within this condition have been fully completed, staff and other visitors shall exit the site north along Beeston Lane in joining the wider highway network and to which no direct access shall be taken onto A1151 Wroxham Road at the junction immediately south of the site entrance (as per the details shown on Drawing No. (100)-11 - Proposed Site Exit Diversion Plan).

7. Within 6 months of first use of the proposed development, notwithstanding the details indicated on the submitted plans, detailed drawings for the off-site highway improvement works as indicated comprising the widening of Beeston Lane at its junction with Wroxham Road together with a timetable for implementation, shall have been submitted to and approved in writing by the Local Planning Authority (in consultation with Norfolk County Council Highways).

Prior to final agreement with the local planning authority of the off site highway improvement plans as per the implementation timetable, a Stage 1/2 highway safety audit shall be also first submitted with a designer response for consideration as part of the s278 Small Highway Works Agreement process. A Stage 3 audit may be required if necessary on completion of the works.

## 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

Telephone conversation

Date (must be pre-application submission)

12/01/2024

Details of the pre-application advice received

Telephone conversation to discuss variation of condition due to delays with s278 Works approval and confirmation of wording via email dated 15.01.2024.

## 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

Robert

Surname

Barrett

Declaration Date

19/01/2024

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

Robert Barrett

Date

16/01/2024