

South Cambridgeshire Hall
 Cambourne Business Park
 Cambourne
 Cambridge,
 CB23 6EA
www.scambs.gov.uk
 0345 045 5215



**South
 Cambridgeshire**
 District Council

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" value="29"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Apthorpe Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Cambridgeshire"/>
Town/city	<input type="text" value="Fulbourn"/>
Postcode	<input type="text" value="CB21 5EY"/>

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

Easting (x)	Northing (y)
<input type="text" value="551932"/>	<input type="text" value="256474"/>

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 *****

Agent Details

Name/Company

Title

Mr

First name

Rolfe

Surname

Kentish

Company Name

Rolfe Kentish Architect Limited

Address

Address line 1

52

Address line 2

St Barnabas Road

Address line 3

Town/City

Cambridge

County

Cambridgeshire

Country

Postcode

CB1 2DE

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

New one-and-a-half storey studio house to replace existing single storey house. Repair and renovation of existing single storey workshop.
Resubmission of 23/00211/FUL

Reference number

23/02891/FUL

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

19/09/2023

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

Condition number(s)

- 2 - The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.
- 5 - No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority.

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 - Change list of approved plans with plans which take account of decision notice 23_02891_FUL-DECISION_NOTICE-6281711 and delegated officers report 23_02891_FUL-DELEGATED_REPORT-6281725:

7.1 - Window removed from north elevation; entrance door moved to front (east) street elevation.

8.4 - Entrance door and window moved to front (east) street elevation, removing 'blank' appearance.

8.5 - Two rooflights to be omitted, one on north and one on south slopes.

8.17 - Entrance door and window moved to front (east) street elevation, thereby avoiding 'problematic' placement.

8.24 - Ditto.

8.32 - Renewable and Low Carbon Energy: The proposed solar panels shown on the roof plan on drawing AS10T will be integrated and recessed flush with the clay pantile roof, and not mounted on top of the roof tiles. This is noted on drawing AS10T.

In addition, the plans are varied to improve inclusive access with the repositioning of the stair and the layout of the shower/bathroom/WCS and kitchen, a window has been omitted on the south elevation, facing 25-27 Apthorpe Street.

Condition 5 - Condition 5 - BNG - Remove condition as exempt according to current government legislation for the following 2 reasons, as given on the government website:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments#small-sites-exempt-until-april-2024>

1: Small Site - Small sites (exempt until April 2024) - the existing site area is 0.46 hectares. There is 1 single dwelling.

A small site does not fall into the category of a major development, as defined in article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

A small site means: Residential development where the number of dwellings is between 1 and 9, or if this is unknown, the site area is less than 0.5 hectares .

2: Self-build and custom build applications

An exemption applies to this type of development when all the following conditions apply:

- it consists of no more than 9 dwellings - there is only 1 dwelling.
- it's on a site that has an area no larger than 0.5 hectares - the existing site area is 0.46 hectares.
- it consists exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 - the 1 dwelling is self/custom-build for the applicants to live/dwell in. This is as noted in previous site meetings, correspondence and in the previous application and pre-application. The house is not a speculative development.

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

Condition 2 - Approved plans - Substitute revised list of approved drawings as follows:

AS01B_Site-location-plan_500A1

AS03K_Site-plan_Pro_62-5A1

AS05K_Site-elevation_Ex-Pro_100A1

AS06E_Site-elevation_Ex-Pro_100A1

AS07D_Site-section_Ex-Pro_100A1

AS10T_Plans_50A1

AS20U_Elevations_50A1

AS30G_Sections-A-D_50A1

AS50A_Artists-painting-studio_Existing-proposed-elevation-plan_50A1

Condition 5 - BNG - Remove condition completely

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

23/02891/FUL - NMA1 - Withdrawn

Date (must be pre-application submission)

18/01/2024

Details of the pre-application advice received

Non-material amendment application withdrawn.
Email 17/01/2024 advising withdrawal of NMA and advising making a new Section 73 application.

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

Rolfe

Surname

Kentish

Declaration Date

22/01/2024

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

Rolfe Kentish

Date

22/01/2024