

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="Robimaur Farm, The Log House"/>
Address Line 1	<input type="text" value="Clement Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Kent"/>
Town/city	<input type="text" value="Swanley"/>
Postcode	<input type="text" value="BR8 7PF"/>

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

Easting (x)	Northing (y)
<input type="text" value="553684"/>	<input type="text" value="170715"/>

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

planning ref 20/000069/COU change of use from dog grooming and equestrian to dwelling, dog grooming and equestrian
remove condition 05 before occupation the dwelling hereby permitted shall not be occupied until the installation of fencing around rear garden
as shown in drawing 3180 06A

Reference number

20/6900069/COU

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

11/06/2021

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

Condition number(s)

05

Has the development already started?

Yes

No

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

15/12/2021

Has the development been completed?

Yes

No

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

07/06/2023

Condition(s) - Variation/Removal

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

The property is solely owned by myself to include all equestrian buildings. The fence will obscure the view from the house and will serve no purpose other than a boundary for myself. The fence will also cause access issues to the building known as a field shelter in the yard and deliveries to both house and stables. I further think it is a safety issue when horses are tied up in the yard as there is little space to move horses along the yard., I have concerns over the restriction should a fire engine need to enter the yard.
If in the future the property is sold, it would be highly unlikely given the close proximity of the dwelling and stables it would be sold and be divided. However should the council wish to change the condition that if sold and divided a fence will be installed to satisfy the boundary issue.

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

i would prefer to remove the condition, however I am mindful that should I sell and divide the property in future at that point a fence could be installed.

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

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

miss

First Name

amanda

Surname

hyde

Declaration Date

04/02/2024

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

amanda hyde

Date

12/02/2024

Amendments Summary

To remove the condition to install a fence. The fence is not necessary as I own both the dwelling and equestrian. The fence will restrict deliveries and the safe tying up of horses whilst on the yard. I have concerns if a fire engine is required as it would not get close enough to the end buildings with a fence installed. The fence will impact the enjoyment of the view over my land.

It would be highly unlikely the property would be divided given its close proximity of the dwelling to the stables. If this did happen I would be happy to install the fence before sale.