

Environment & Planning

Borough Council of King's Lynn & West Norfolk
 King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
 T: (01553) 616200 / E: borough.planning@west-norfolk.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	<input type="text" value="28"/>
Suffix	<input type="text" value="A"/>
Property Name	<input type="text" value="The Fallows"/>
Address Line 1	<input type="text" value="Old Feltwell Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Norfolk"/>
Town/city	<input type="text" value="Methwold"/>
Postcode	<input type="text" value="IP26 4PW"/>

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

Easting (x)	Northing (y)
<input type="text" value="573097"/>	<input type="text" value="294512"/>

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

Conversion of existing garage and single storey rear extension to dwelling at The Fallows
28A Old Feltwell Road Methwold Thetford Norfolk

Reference number

22/00785/F

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

04/05/2022

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

Condition number(s)

2. The development hereby permitted shall be carried out using only the following approved plans:
*dwg no. 14278. Proposed Layout.
*dwg no. 14276. Site & Location Plan.

Has the development already started?

Yes

No

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

18/04/2023

Has the development been completed?

Yes

No

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

05/12/2023

Condition(s) - Variation/Removal

Condition(s) - Variation/Removal

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

During construction we decided to install two small Velux roof windows as part of the garage conversion. These roof windows were not on the original planning application drawings and so I want to be sure I have all the necessary permissions required for this to be acceptable. Having read the relevant guidance on permitted development, I am satisfied that adding these roof windows would have been fine if the glazing had been obscured since they are side-facing. However, As we have chosen clear glazing to maximise light I have decided to submit a Section 73 variation of condition application requesting that condition 2 of our planning permission (approved plans) is amended to the new plans with the Velux windows.

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

Could condition 2 of our planning permission (approved plans) please be amended to the new plans with the Velux windows?

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

NMA application ref 22/00785/NMA_1

Date (must be pre-application submission)

29/02/2024

Details of the pre-application advice received

I had submitted an NMA to cover this change but James explained that the roof windows were considered to be a material change and so our NMA application was refused due to the NMA being the incorrect procedure. James advised that the best route forward in his opinion was a S73 variation of condition application requesting that condition 2 of your planning permission (approved plans) was amended to the new plans with the velux windows.

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

Matt

Surname

Lucas

Declaration Date

04/03/2024

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

Matt Lucas

Date

04/03/2024