



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="Colthorn Farm"/>
Address Line 1	<input type="text" value="Oxford Road"/>
Address Line 2	<input type="text" value="Old Marston"/>
Address Line 3	<input type="text" value="Oxfordshire"/>
Town/city	<input type="text" value="Oxford"/>
Postcode	<input type="text" value="OX3 0PQ"/>

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

Easting (x)	Northing (y)
<input type="text" value="452713"/>	<input type="text" value="208559"/>

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

Alistair

Surname

Lillystone

Company Name

I draw design

Address

Address line 1

4 Wyndham close

Address line 2

Monkton Park

Address line 3

Town/City

Chippenham

County

Country

United Kingdom

Postcode

Sn153se

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

18/00631/FUL Erection of 1 x 5-bed dwelling house (Use Class C3). Provision of private amenity space

Reference number

18/00631/FUL
23/01802/CEU

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

14/06/2018

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

Condition number(s)

2 Develop in accordance with approved plans
3 Materials in a Conservation Area
11 Design - no additions to dwelling

Has the development already started?

- Yes
 No

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

11/06/2021

Has the development been completed?

- Yes
 No

Condition(s) - Variation/Removal

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

Originally there was a derelict barn, a small stable block and storage block constructed with timber frames and corrugated metal. The buildings on the site gave a sense of enclosure and intensity of development. This district has a semi-rural character with a great variety of architectural styles and periods evident in the surrounding building stock.

The proposal took its inspiration from a traditional barn and the rural vernacular. This style has then been used to inform a contemporary design gaining full planning (18/00631/FUL). The construction started as per condition 1 with a lawful development approved Ref. No: 23/01802/CEU.

The site has since been purchased with a new owner . Owing to the evolution of the scheme design with overlaying ideas the design seeks to vary conditions attached to the planning (18/00631/FUL), and as stated in them for them to be agreed in writing. For this a Section 73 application is sought of the Town and Country Planning Act 1990 (as amended) to vary these conditions:

02 Develop in accordance with approved plans

11 Design - no additions to the dwelling

03 Materials in a Conservation Area

The proposal is to use natural stone Dressed masonry with lime & cement mortar, incorporate a side addition on the North elevation for a staircase, a utility room two en-suites.

The rear elevation material has a variation of ratios to change to allow more timber with stone and zinc surround . The dining, living and kitchen has also been lowered by 300mm due to an internal ground floor level change which also affects this elevation.

The proposal is also seeking to allow adjustments in the use of the material from slate for the roof to zinc as used with the neighbouring barn. These changes are primarily for the new home owner to have a dwelling they feel they can live in for a forever home and work to improve the site's architectural value.

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

Condition 2 : The development permitted shall be constructed in complete accordance with the specifications in the application and approved plans listed below, unless otherwise agreed in writing by the local planning authority. Reason: To avoid doubt and to ensure an acceptable development as indicated on the submitted drawings in accordance with policy CP1 of the Oxford Local Plan 2001-2016.

We would like to vary this condition to the plans in the drawings listed below and agree this in writing

PL003 Ground Landscape
PL004 Floor Plans G1 and F1
PL005 Roof and Floor Plans F2 and R1

conditions 3 Unless otherwise approved in writing by the Local Planning Authority, the materials to be used in the external elevations of the new development shall match those of the existing building. Reason: To ensure that the new development is in keeping with existing building(s) and the special character and appearance of Marston Conservation Area in accordance with policies CP1, CP8 and HE7 of the Adopted Oxford Local Plan 2001-2016, CS18 of the Core Strategy and HP9 of the Sites and Housing Plan.

We would like to vary this condition to the materials in the drawings listed below and agree this in writing

PL006 Proposed Elevation West and East
PL007 Proposed Elevation south and bike and Bin store
PL008 Proposed Elevation North

Condition 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or enacting that Order) no structure including additions to the dwelling house as defined in Classes A, B, C, D, E of Schedule 2, Part 1 of the Order shall be erected or undertaken without the prior written consent of the Local Planning Authority. Reason: The Local Planning Authority considers that even minor changes in the design or enlargement of the development should be subject of further consideration to safeguard the appearance of the area in accordance with policies CP1 and CP8 of the Adopted Oxford Local Plan 2001-2016.

We would like to vary this condition to the plans, sections and elevations in the drawings listed below and agree this in writing to allow a side addition to the original massing.

PL004 Floor Plans G1 and F1
PL005 Roof and Floor Plans F2 and R1
PL006 Proposed Elevation West and East
PL007 Proposed Elevation south and bike and Bin store
PL008 Proposed Elevation North
PL010 Section

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

Mr

First Name

Michael

Surname

Hartnell

Declaration Date

22/02/2024

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

Alistair Lillystone

Date

24/03/2024