DEVELOPMENT SERVICES
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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

Suffix

Property Name

Whitehouse Farm

Address Line 1

New Road

Address Line 2

Ireton Wood

Address Line 3

Derbyshire

Town/city

Belper

Postcode

DE56 2SD

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

Easting (x)

428732

Northing (y)

347723

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Cartledge

Company Name

Address

Address line 1

Whitehouse Farm New Road

Address line 2

Ireton Wood

Address line 3

Town/City

Belper

County

Derbyshire

Country

United Kingdom

Postcode

DE56 2SD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Gerard

Surname

Smith

Company Name

Smith and Roper

Address

Address line 1

Smith and Roper

Address line 2

Buxton Road

Address line 3

Town/City

Bakewell

County

Country

United Kingdom

Postcode

DE45 1BZ

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

Construction of an extension and garage and plant room at Whitehouse Farm New Road Ireton Wood

Reference number

AVA/2020/1172

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

19/10/2021

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

Condition number(s)

2. The development hereby permitted shall be carried out only in accordance with the details and specifications shown on the submitted drawings reference 1160-006 Rev L, 1160-008, and 1160-014 and amended drawings 1160-019 Rev B, 1160-210 rev D and WFB 03 Rev A received on 29.07.2021

Has the development already started?

- [x] Yes
- [ ] No

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

01/02/2022

Has the development been completed?

- [ ] Yes
- [x] No

Condition(s) Variation/Removal

Condition(s) - Variation/Removal

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

Following the calculated technical design of the extension and in order to conform with building regulations, particularly regarding insulation and fire safety, the detailed build-ups have required the plans to be altered in such a way that may be considered beyond the remit of the previously agreed-upon drawings, as advised by Amber Valley Borough Council.

The main items of difference are:
- The chimney height and location within wall build-up (to conform with fire regulations regarding the adjacent green roof)
- The north wall is approximately 300mm further north (Improved tanking detail in line with building regulations requirements. Note: this wall is to be buried, so it will have minimal external impact)
- The extension overall height is approximately 100mm taller (shown to include the anticipated growth height of the green roof and adjustments to allow for a level access throughout the ground floor of the house)
- External air conditioning unit mounted at low level behind timber screen

A new planning application is to be submitted for the new landscape plan/design
A new Listed Building Consent application will be submitted for the proposed changes to internal works.

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

Revised documents: "1160-006 Rev N, 1160-330F"
To supersede those conditioned as per condition 2: "1160-006 Rev L, 1160-008"

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

Ref Email

Date (must be pre-application submission)

04/09/2025

Details of the pre-application advice received

Email from Laura Anthony on behalf of Mel Morris regarding proposed changes and additions beyond the scope of previous approved applications, and the relevant applications submissions required to be submitted

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?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] 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
- [x] The Agent

Title

Mr

First Name

Gerard

Surname

Smith

Declaration Date

02/12/2025

- [x] 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

Smith & Roper Smith & Roper

Date

03/12/2025