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: 9

Suffix:

Property Name:

Address Line 1: Moor Lane

Address Line 2: Kirk Langley

Address Line 3: Derbyshire

Town/city: Ashbourne

Postcode: DE6 4LQ

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

Easting (x): 428913

Northing (y): 338728

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Bulloch

Company Name

Address

Address line 1

9 Moor Lane

Address line 2

Kirk Langley

Address line 3

Town/City

Ashbourne

County

Derbyshire

Country

Postcode

DE6 4LQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Thomas

Surname

Harrison

Company Name

Studio Harrison Ltd

Address

Address line 1

2 Hornbeam Drive

Address line 2

Brailsford

Address line 3

Town/City

Ashbourne

County

Derbyshire

Country

United Kingdom

Postcode

DE6 3HG

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

Proposed demolition of a brick garden room and a single storey rear extension.

Reference number

AVA/2025/0496

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

05/09/2025

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 amended drawings 110F and 111F ; received on 3/09/2025.

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

The application seeks to vary the approved plans condition to allow for minor amendments to the internal layout and associated building envelope.

The revisions comprise a modest reduction in the length of the glazed link element and a corresponding extension to the brick-built playroom element, along with: reduction in size of roof lantern to flat roof, swapping the smaller single window in the play room for a single glazed external door, and moving the pitched roof lights on the play room section from the north slope to the south slope. These changes represent a minor rebalancing of the plan and do not negatively nor significantly alter the overall form, scale, massing, or design intent of the approved development.

The material palette, architectural language, and established hierarchy between elements remain unchanged, and the development will appear materially the same in external views.

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

The variation is sought to substitute the approved drawings 110F and 111F, with the amended drawings 110G and 111G.

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

Date (must be pre-application submission)

07/04/2026

Details of the pre-application advice received

Informal advice was sought from the case officer via email. The proposed amendments were discussed, and it was advised that a Section 73 application would be the most appropriate route to regularise the changes.

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

Thomas

Surname

Harrison

Declaration Date

14/04/2026

- [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

Thomas Harrison

Date

14/04/2026