DEVELOPMENT SERVICES
Town Hall Ripley
Derbyshire DE5 3BT
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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

Rakestones Barn

Address Line 1

Gorses

Address Line 2

Kirk Ireton

Address Line 3

Derbyshire

Town/city

Ashbourne

Postcode

DE6 3JU

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

Easting (x)

427534

Northing (y)

348832

Description

Applicant Details

Name/Company

Title

Mr

First name

Ashley

Surname

Austin

Company Name

Address

Address line 1

Rakestones Barn Gorses

Address line 2

Kirk Ireton

Address line 3

Town/City

Ashbourne

County

Derbyshire

Country

Postcode

DE6 3JU

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

Andrew

Surname

Stock

Company Name

Stock Planning Ltd

Address

Address line 1

Cromford Creative

Address line 2

Cromford Mills

Address line 3

Mill Lane, Cromford

Town/City

Matlock

County

Derbyshire

Country

Postcode

DE4 3RQ

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

Change of use and conversion of an existing agricultural building to form a dwellinghouse

Reference number

AVA/2026/0042

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

26/03/2026

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

Condition number(s)

Condition 2 (Approved Plans)
Condition 3 (soft landscaping scheme)
Condition 4 (sample materials)
Condition 7 (bin collection point)
Condition 8 (bicycle parking plan)
Condition 9 (external lighting strategy)
Condition 10 (Biodiversity Enhancement Plan)

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

Please see the accompanying Planning Cover Letter

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

Please see the accompanying Planning Cover Letter

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?
E.g. All the land is owned by a single individual

⊘ Yes
◯ No

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

⊘ Yes
◯ No

Does the land have agricultural tenants where the details of all individuals are known by the Applicant?
E.g. The land is owned by 1 person, has 1 agricultural tenant and the applicant can provide details of those people.

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

◯ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
⊘ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Andrew

Surname

Stock

Declaration Date

17/09/2026

☑ 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

Andrew Stock

Date

18/09/2026