

Application for removal or variation of a condition following grant of  
planning permission. Town and Country Planning Act 1990.  
Planning (Listed Buildings and Conservation Areas) Act 1990

**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.

**1. Site Address**

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

**2. Applicant Details**

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="RG1 2BA"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Andrew"/>
Surname	<input type="text" value="French AssocRICS"/>
Company name	<input type="text" value="AAN Design &amp; Survey"/>
Address line 1	<input type="text" value="54a Queen Street"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Henley-on-Thames"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="RG9 1AP"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reference number

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

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

Condition number(s)

#### 4. Description of the Proposal

Has the development already started?

Yes  No

#### 5. Condition(s) - Removal/Variation

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

Due to the Covid pandemic cashflow in the business has been severely reduced and the applicants have had to prioritise spending between over 150 properties. The works have been scheduled to be completed by mid November 2021.

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

The approved works to be installed and completed by the 15th November 2021

#### 6. 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

#### 7. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Details of our request

Dear Mrs Magnuson  
20/02815/F and 20/02816/LB The Lion, Main Street, Wendlebury, OX25 2PW

I write on behalf of my clients Brakspear and Sons Ltd as their appointed Planning Consultant to address a planning matter. To date on this project you have been dealing with Mr Andrew French who remains the agent for the project and is aware of my involvement.

I write in relation to Conditions 1 and 4 of the Planning permission, and the similar Condition 4 on the LBC. Together these require the removal of the old system and installation of the new to be completed within 6 months of the date of decisions – i.e. by 25th August 2021.

You will be aware that there were also pre-commencement Conditions that required discharge (21/01308/DISC). I understand from Andrew that agreement has now been reached and assume discharge will follow very soon. Which leaves my client less than 3 months to complete the works to accord with the above Conditions.

Your reports attached to the decisions correctly afford weight to the need to support the viability of this Public House as a material planning consideration. The works required will necessitate the closure of the kitchen for several weeks and thus severely restrict income in what is the busiest summer period for this pub. Even in normal years this would be a struggle, but with over a year of minimal or no income due to Covid, it would be catastrophic for a closure to take place before the end of this summer. In fact it is the anticipated income over the next few months which will pay for the new system

My client is of course keen to see the project complete and to eliminate any nuisance or harm to the asset resulting from works carried out by the previous owner, and I hope this has been demonstrated by past engagement with you. He anticipates that (a) funds will be available and (b) the removal of the old and installation of the new could be completed by mid November 2021 – with the kitchen closing during the off-peak season. This would be within around 6 months of the anticipated discharge of the pre-commencement condition (which to me seems in any event to be the more appropriate deadline).

I could of course make an application for Variation of Conditions seeking this extension of time, but I wonder if instead an informal agreement would be possible, confirming that no enforcement will be instigated prior to December 1st 2021.

I would welcome a call from you to discuss a way forward – my number is 07769 904041.

## 7. Pre-application Advice

Kind Regards  
Deirdre Wells DipTP MRTPI  
Redkite Development Consultancy

A response was made on the 17th June by the planning officer, space does not permit the text to be reproduced.

## 8. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

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	<input type="text" value="Mr"/>
First name	<input type="text" value="Andrew"/>
Surname	<input type="text" value="French"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="15/07/2021"/>

Declaration made

## 9. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Date (cannot be pre-application)