



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	
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)
521790	326192

Description

Wisteria Farm, Northgate, Pinchbeck, Northgate, PE11 3TA

Applicant Details

Name/Company

Title

First name

Surname

JWE Banks Ltd

Company Name

c/o Origin Design Studio Ltd

Address

Address line 1

Brunel House

Address line 2

Deepdale Enterprise Park

Address line 3

Nettleham

Town/City

Lincoln

County

Lincolnshire

Country

Postcode

LN2 2LL

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

LN2 2LL

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 3 dwellings and demolition of agricultural buildings

Reference number

H14-0810-23

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

06/12/2023

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

Condition number(s)

2
6
9
10
13
16

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

Variation of conditions is required to allow for a meaningful start and make permission extant. This includes supplied information to effectively discharge the condition and variation of other conditions to delay when information is supplied.

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:

Application Form

J1987-PL-01 P01

J1987-PL-02 P02

J1987-PL-10 P01

J1987-PL-11 P01

J1987-PL-12 P02

J1987-PL-13 P02

J1987-PL-14 P01

Flood Risk Assessment - J1987 - Rev A01 (Mr R Cole of Origin Design Studio Ltd - July 2023)

Protected Species Report - 23158 (Prepared by Allied Ecology - July 2023)

Topographical Survey 01

Screening Assessment Form (Version 11.2) - Registered 12 October 2023

Design & Access Statement - J1987 P02 & P03 (Prepared by O. Staff - October 2023)

6. The development hereby permitted shall be carried out in accordance with the proposed site levels and finished floor levels as shown on drawing no. J1987-PL-14 Rev P01 (by Origin Design Studio Ltd). The existing levels recorded for the site are shown on drawing 22004-01 (by Lincolnshire Surveys).

9. The foul drainage shall be carried out in accordance with the details shown on drawing no. J1987-PL-02 P02 (by Origin Design Studio Ltd).

10. The development shall be carried out in accordance with the findings of the Ground Contamination Investigation and Assessment - Phase 1 Desk Study (by Langdale-Smith and Co Ltd).

13. The scheme of landscaping and tree planting shown on dwg. no. J1987-PL-02 P02 shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

16. Prior to the commencement of the development hereby permitted beyond oversight, details of the means of storage and disposal of refuse and recycling, as well as appropriate management and maintenance, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the first occupation of relevant dwellings and shall thereafter be retained.

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

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

Robert

Surname

Cole

Declaration Date

15/09/2026

☒ 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

Robert Cole

Date

18/09/2026