



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	4
Suffix	
Property Name	Bridge Hotel
Address Line 1	Bridge Road
Address Line 2	Sutton Bridge
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE12 9UA

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

Easting (x)	Northing (y)
548180	321135

Description

Applicant Details

Name/Company

Title

Mr

First name

J

Surname

Sandford

Company Name

API Ltd

Address

Address line 1

29 Westlode Street

Address line 2

Address line 3

Town/City

Spalding

County

Country

Postcode

PE11 2AF

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Joseph

Surname

Clayton

Company Name

Clayton Architecture Limited

Address

Address line 1

648

Address line 2

Liverpool Road

Address line 3

Town/City

Ainsdale

County

Country

Postcode

PR8 3LT

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 from hotel Class C1 to residential Class C3 including the creating of 15 residential units

Reference number

H18-0463-24

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

28/01/2025

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

Condition number(s)

Condition 2

Has the development already started?

☒ Yes

☐ No

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

28/01/2025

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Amendment to the proposed drawings to more accurately reflect the 'as built', alterations to enclose the external staircase serving units to the rear and internal alterations on the second floor to improve escape distances and more efficiently utilise floor space.

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

Currently approved Plans and Elevations to be superseded with the documents submitted as part of this variation.

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

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

Pre Application Teams Meeting

Date (must be pre-application submission)

10/06/2026

Details of the pre-application advice received

Pre Application meeting held with Mark Niland, Nick Atkinson and Gregory Watkinson. It was agreed in that meeting that the submitted drawings needed to be amended to more closely reflect the 'as built'. This will address the removal of the original parapet and the removal/alteration of architectural detailing to the front projecting porch wing.

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

Joseph

Surname

Clayton

Declaration Date

29/09/2026

☒ 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

Joseph Clayton

Date

29/09/2026