SOUTH HOLLAND DISTRICT COUNCIL

Application for Approval of Details Reserved by Condition

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

The Barn

Address Line 1

at land adjacent Holly Cottage

Address Line 2

Old Fen Dike

Address Line 3

Town/city

Sutton St James

Postcode

PE12 0HE

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

Easting (x)

538538

Northing (y)

316808

Description

Applicant Details

Name/Company

Title

Mr.

First name

K.

Surname

Groves

Company Name

Swann Edwards Architecture Limited

Address

Address line 1

CO

Address line 2

SWANN

Address line 3

EDWARDS

Town/City

ARCHITECTURE

County

LTD

Country

United Kingdom

Postcode

PE13 4AA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr.

First name

George

Surname

Thorpe

Company Name

Swann Edwards Architecture Limited

Address

Address line 1

Black Barn

Address line 2

Fen Road

Address line 3

Guyhirn

Town/City

Wisbech

County

Country

GB

Postcode

PE13 4AA

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 existing barn benefiting from Class Q approval under H20-0124-24 and construction of dwelling, associated garage block and external works.

Reference number

H20-0645-26

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

24/09/2026

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

Condition number(s)

7, 9, 10, 17, 18 & 19.

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

- Landscape Schedule to discharge condition 7.
- Landscape Specification Rev A to discharge condition 7.
- Planting Schedule to discharge condition 7.
- Soft Landscape Design to discharge condition 7.

-Biodiversity Enhancement Strategy to confirm details, specification and location of swift nest bricks and discharge condition 9.

- Biodiversity Enhancement Strategy to confirm details, specification and location of integrated bat tube and discharge condition 10.

-Tier 1 Contamination Risk Assessment - Contamination Report - Desk Study to discharge condition 17.

- Biodiversity gain plan to discharge condition 18.

- Final HMMP to discharge condition 19.

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?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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.

- [x] I / We agree to the outlined declaration

Signed

Swann Edwards

Date

26/10/2026