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Date: 23rd October 2026

VARIATION OF PERMISSION (HDC REF 26/00036/FUL) FOR ERECTION OF REPLACEMENT DWELLING AND ASSOCIATED WORKS

187 CROSSHALL ROAD, EATON FORD, ST NEOTS, CAMBS PE19 7GE

Dear [redacted]

I write with reference to the above permission and now submit an application seeking to amend Condition **02 'Approved Plans'** to see the new drawings confirmed as 'approved' as part of a single consent so we have a more simplified audit trail for prospective purchasers (and their solicitors etc). Additionally, I'm suggesting varying / deleting a few other conditions as we have now prepared / sourced / collated the details sought by condition of the original permission.

As such, the application seeks the following in respect of the conditions attached to original permission ref 26/00036/FUL:

02 variation of the **Approved Drawings Schedule** to allow the addition / substitution of drawings refs **2026-120-001**, **JLG1035-WRG-01, JLG1035-03 & 04** to / for those previously approved.

05 variation of the **Landscaping** condition to approve the details / specs / management programme shown within drawing **2026-120-001**.

06 variation of the **Soil Contamination** condition to approve the **Wiser Phase 1 & 2 Report** (and Appendices) submitted with this application. Details of the nature and scope, together with subsequent report findings were discussed with and agreed by Aaron Morely earlier in the year. With the now available information confirming that there is neither any contamination at the site nor any requirement for any remedial works, it is considered appropriate to vary the condition to read as 'compliance with the Report and suggested working methods.'

08 deletion of the condition seeking a **BNG Method Statement** as the site is below the current 0.2ha trigger point for such a requirement and the previously submitted and approved BNG Report identified that there would be a +120% uplift in Hedgerow Units as a result of the approved redevelopment of the site. As such, and together with the Landscaping details which also form part of this submission, the resultant development would accord with the wider aims of BNG without requiring the regulation-heavy approach sought by the now outdated condition.

09 variation to reflect that the submitted drawing **JLG1035/NB/04** demonstrates how an appropriate provision of secure and convenient **cycle storage** would be achieved as part of the site redevelopment.

10 deletion / variation to reflect that an appropriate **wheelie bin storage area** (located within the private rear garden away from any public vantage points) was shown within the previously approved plans and is again shown within landscaping drawing **2026-120-001**. For ease of reference, extracts from both the previously approved **Site Layout** drawing **JLG1035/NB/02 rev A** and the submitted Landscaping drawing **2026-120-001** are shown below.





11 Floor plan and elevations of the **Shed** as required by the condition are shown within drawing **JLG1035/NB/04**. As such, it would be appropriate to vary the condition to now require the provision of the shed as shown ahead of the occupation of the replacement dwelling.

As such, I'm happy that the proposed new / replacement drawings and additional information / details (to obviate the need for all the conditions to be simply 'copied across') are best introduced by the S73 mechanism; with no overall changes to the nature or scale of the proposals, relationships with the amenities of neighbouring residents or the site's setting adjoining the designated Conservation Area. Additionally, the proposed new plans allow a more comprehensive understanding / record of the site ahead of redevelopment works as they also now include the garage approved under separate consent ref **25/01427/HHFUL**.

Please do not hesitate to contact me should you wish to discuss any aspects of the proposals, or should you feel you require any additional details, and I look forward to receiving your confirmation of the validation of the application in due course.

Yours sincerely

[redacted]

GamPlan Associates

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