

Parish:	Grimston	
Proposal:	Construction of a single dwelling and attached garage	
Location:	Lodge Farm Barn 141 Lynn Road Grimston Norfolk	
Applicant:	Mr And Mrs Skerry	
Case No:	19/01279/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 13 September 2019 Extension of Time Expiry Date: 14 September 2020

Reason for Referral to Planning Committee – Called in by Cllr de Whalley

Neighbourhood Plan: No

Case Summary

The application site lies within the settlement of Grimston, which is a Key Rural Service Centre.

The site comprises a grassed open area adjoining the property Lodge Farm Barn, a grade II listed building. To the east of Lodge Farm Barn is the grade II listed farmhouse, Lodge Farm. The site is considered to be within the curtilage of the original farmyard associated with these listed buildings.

Residential properties are to the east and west of the application site, farm buildings are to the south and a triangular shaped parcel of open space lies to the north, on the opposite side of Lynn Road.

The application seeks consent for the construction of a single dwelling and attached garage. Vehicle access would be through a new opening onto Chequers Road.

Key Issues

- Principle of Development
- Impact on heritage assets
- Form and character
- Highway Safety
- Residential Amenity
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within the settlement of Grimston, which is a Key Rural Service Centre.

The site comprises a grassed open area adjoining the property Lodge Farm Barn, a grade II listed building. The listed barn forms part of an historic farmstead complex 'Lodge Farm'. The Grade II Listed farmhouse, Lodge Farm, is to the east of the listed barn, on the south side of Lynn Road, close to the junction with Chequers Road.

The application site forms part of the historic curtilage of Lodge Farm and has historically contained areas of hardstanding associated with the agricultural use of the land. The proposed dwelling would be located within this lawned area which is currently used in connection with the barn, although separated by hedging which divides the two areas of land when viewed from the street.

Residential properties are to the east and west of the application site, farm buildings are to the south and a triangle of open space lies to the north, on the opposite side of Lynn Road.

When originally submitted, this application sought consent for two dwellings on this site. However, during the course of the application this has been reduced to a single dwelling.

The application now seeks consent for the construction of a single dwelling and attached garage. Vehicle access would be through a new opening onto Chequers Road.

The proposed two storey, detached dwelling is sited towards the western end of the site, at a point furthest away from the listed building.

The design and scale of the proposed dwelling has been amended several times during the course of the application, in response to comments received from the Conservation Officer and other consultees.

SUPPORTING CASE

The site sits in the development guideline for the village.

The application was originally submitted for two dwellings in July 2019 and has had many time delays including lockdown trying to reach a proposal to meet the Councils Conservation Officer objections.

With the agreed widening of the Chequers Road the development for two dwellings was supported by Parish Council. They continue to support for one.

Being aware the site was close to an Anglian Water Pumping Station odour and noise levels were monitored and checked and the design arranged with no opening windows in the side nearest the station. Also, the existing dense hedging alongside the station is to remain upon the sites side which accords with CSNN requirement.

The now single dwelling's siting is the same distance from the station's chamber as an existing house on its other side!

As mentioned previously the width of Chequers Road is to be widened to accord with the requirements of Norfolk County Council Highways. The proposals have the given approval of Highways.

Concerns were raised by the Councils conservation officer regards the development's effect on the donor property 141 Lodge Farm Barn.

This led to the need for amending proposals based upon the recommendations of an independent consultant including the submission of their more detailed heritage statement.

The client provided photographs of the building at purchase and these were sent to the council to show the state of the building and as can be seen from them attached below the property was virtually falling apart.

The applicants have saved the listed building and made it better for the village.

60 ft high conifers that ran alongside the land's boundary with Chequers Road were removed and a traditional Carstone wall built along the boundary.

Photos before and after are attached.

Amendments included increasing the space between the listed building and the development, more use of carstone to the elevations was added as recommended by the consultant and their heritage statement report justified the proposals for two dwellings. However, the Councils conservation officer was still not in satisfied.

The application was subsequently reduced to just one dwelling thus providing more garden space between the barn and the dwelling and has been accepted by the conservation officer.

As seen above our clients have had to jump through several hoops on the way but trust the final solution which meets an officer recommendation for approval is also supported by the committee.

We are aware the only reason this is being considered at the committee is because Councillor Michael De Walley asked for the application "if recommended for approval" be taken to come the committee. We have emailed the councillor to ask what the planning reason of his concern to bring it to the committee, but we had no response. Perhaps if he had responded then we could have seen if changes were possible to overcome his concern but unfortunately, we had no response.

This is frustrating and we believe if an application is to be called before the committee by a councillor then they should advise of their planning concern.

PLANNING HISTORY

(overlaps site)

04/01285/CM: Application Withdrawn: 09/03/05 - Relocation of existing waste oil collection and processing business and change of use from agricultural buildings and land to waste oil reclamation and bio-diesel conversion facility - Lodge Farm Lynn Road Grimston

2/97/1239/CU: Application Withdrawn: 01/10/97 - Use of existing building for reclamation and purification of cooking oil for use in animal feedstuffs - Lodge Farm Chequers Road Grimston ;

2/97/1487/CM: Application Refused: 10/02/98 - Use of existing building for reclamation and purification of cooking oil for use in animal feedstuffs - Lodge Farm Chequers Road Grimston ;

2/96/0372/CM: Application Withdrawn: 15/05/96 - Change of use from agricultural to purifying of cooking oil for use in animal feedstuffs - Lodge Farm Lynn Road Grimston ;

RESPONSE TO CONSULTATION

Parish Council: (Amended plans) **NO OBJECTION** - The Parish Council has reviewed the amended application 19/01279/F and removed its objection which was based on the Highways recommendation to refuse.

Observations: Chequers Road is a narrow road, the developer must ensure sufficient turning capacity out of the drive entrance so as not to damage the narrow verge which borders a ditch on Chequers Green. Design and the quality of materials used are vital to ensure that the new dwelling does not adversely affect the overall street scene surrounding the Green.

Highways Authority: (Amended plans) **NO OBJECTION** – conditionally

Natural England: **NO COMMENTS**

Conservation Officer: (Amended plans) **NO OBJECTION** - The development of one house will still cause some harm to the setting of the listed building. This harm would be less than substantial harm due to the greater setting to the barn allowed by the loss of the second house.

Anglian Water: (Amended plans) **NO COMMENTS**– if AW assets are affected permission from Anglian Water will be required.

CSNN: NO OBJECTION – conditionally re: boundary treatment and dwelling layout

Environmental Quality: NO OBJECTION – conditionally re: contamination

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The main planning considerations in regards to the application are:-

- Principle of Development
- Form and character
- Impact on heritage assets
- Highway Safety
- Residential Amenity
- Other Material Considerations

Principle of Development

The site is located within the settlement boundary of Grimston/Pott Row as shown in the SADMP Plan.

The villages of Gayton, Grimston & Pott Row are collectively a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy, where limited growth of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the development limits. In principle, therefore, within the settlement new development will be permitted provided it has regard for and is in harmony with the building characteristics of the locality.

Form and character

Existing development along this section of Lynn Road is characterised by a mixture of single, one and a half and two storey, detached dwellings on large plots. Existing external building materials in the vicinity include a mixture of red brick, carrstone, flint, render and clay pantiles.

Large agricultural buildings are to the south of the site, behind a row of trees.

The proposed development would continue the characteristic of a large dwelling on a large plot. The design of the dwelling has been amended during the course of the application and now better reflects some of the design features found locally. Although of significant footprint, the scale of the dwelling has been reduced so that it better fits with the one and a

Planning Committee
9 September 2020

half storey listed buildings to the east. The mass of the building has also been reduced through the use of gabled sections and variation of roof heights.

External materials are shown to include carrstone to the more visible front and north east elevations. Red bricks feature on other elevations, with a small amount of render to the less visible single storey rear section. Clay pantiles are shown to all pitched roofs.

Currently the front boundary of the site is demarked by a low brick and carrstone wall. Apart from the removal of a short section of this wall to allow a new vehicle access, this wall will remain.

Subject to appropriate conditions it is considered the proposal will have sufficient regard for and be in harmony with the building characteristics of the locality and accords with the provisions of local plan policies, including Policies CS06, CS08 and DM15.

Impact on heritage assets

In accordance with paragraph 189 of the NPPF, a comprehensive Heritage Statement has been submitted with the application.

The site is not within a conservation area but two listed buildings are in proximity. The Grade II Listed farmhouse, Lodge Farm, and the Grade II Listed 18C barn, Lodge Farm Barn, lie within close proximity of each other on the south side of Lynn Road, close to the junction with Chequers Road.

The listed barn forms part of a historic farmstead complex of 'Lodge Farm'. The Heritage Statement confirms that Lodge House barn is listed for 'group value' with the farm house. Therefore, the buildings contribute to one another's setting, and the proximity of the buildings and unimpeded views of the two buildings together within the 'farm yard' adds to the special interest of both buildings. The proposed development would sit within the historic curtilage of Lodge Farm Barn.

The Heritage Statement sets out the historic use of the site over time. The use of the land as a farm is well established, but in the 1980's, the site's original use as a working farm ceased. Ownership of the farmhouse and barn were separated with areas of land apportioned to the farm-house (field fronting Lynn Road to the east) and the farm barn sites (fields to the south and west of the barn). The farmhouse becoming solely residential in use and the barn and its curtilage used as an oil recycling facility (Anglia Oils).

The 1988 aerial photograph of the site included within the Heritage Statement shows the industrial use of the barn site with large areas of hardstanding and the presence of two large industrial sheds to the south of the site. The application site is part of the hardstanding area associated with the large, modern agricultural sheds.

The listed barn eventually became redundant and its condition deteriorated to such an extent that it became included on the county 'Buildings at Risk' list.

In 2008, consent was granted to convert the listed barn into a dwelling, with revised schemes being approved in September 2010 and in 2011 and finally in 2013. The building underwent extensive repair and renovation to facilitate its conversion to a dwelling.

Since the listed barn has been converted into a dwellinghouse a distinct, new boundary has been created around the private amenity space associated with this new dwellinghouse. The former hardstanding area, that forms the application site, has been landscaped and the large evergreen trees that ran along the boundary with Chequers Lane have been removed.

The removal of the boundary trees has opened up the land to views across it and the landscaping greatly improves the quality in terms of visual amenity.

In terms of context, the open and green nature of the landscape continues to contribute to the setting of the historical farmstead and therefore to its significance as a designated heritage asset.

As part of the applicant's scheme of improvements one of the large, redundant farm buildings has been removed and the remaining large building screened by a row of trees. The removal of the large agricultural building, along with the conifers along the road frontage, and the screening of the second has significantly improved this important setting. The current use of this land as a spacious and open landscaped area still lends an important setting to both the barn and farm house, contributing to their setting. Photographs provided in the Heritage Impact Assessment show the contribution to the setting by the retention and enhancement of the open space.

This part of the village has therefore changed markedly in the last decade and the visual amenity of the site improved greatly through the improved open character and landscaping. However, this means that developing the site would then disrupt this improved open character, with an impact upon the setting of the listed buildings.

At the beginning of the application process concern was raised by the Conservation Officer to the erosion of this area of open space through the proposed development of two dwellings. It was considered that the principle of the construction of the two houses in this area of land would harm the setting of the listed buildings and hence their significance. The erosion of this space and the creation of a continuous line of built development was considered to result in more than limited harm and the impact upon the setting was considered much more than negligible which the Heritage Statement itself concluded.

During the course of the application negotiations have taken place and the amount of development on this site has been reduced considerably by removing one of the dwellings and reducing the scale of the remaining one. The amount of space around the listed barn is now much greater and allows a better appreciation of the building and its setting.

Similarly design improvements mean that it should fit comfortably into the street scene without competing with the listed barn in terms of scale, mass and siting.

Paragraph 190 of the NPPF requires LPAs to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192 requires LPAs to take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 sets out that LPAs should give great weight to the asset's conservation (and the more important the asset, the greater the weight should be) when considering the impact

of a proposed development on the significance of a designated heritage asset. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 of the NPPF states 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from harm within its setting) should require clear and convincing justification.'

Paragraph 196 is particularly relevant to consideration of this application in that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Conservation Officer has advised on the resubmission of the amended plans.

Whilst the development of one house will still cause some harm to the setting of the listed building through the disruption of the open setting, it is a question of whether or not this harm is substantial or can be justified in accordance with the provisions of the NPPF.

The submitted Heritage Statement states that whilst the opening up of this site 'allows the barn to be appreciated from Chequers Road amongst some greenery, it also opens up views of the large and unsightly industrial shed to the south, this large utilitarian building looms large in the distance to the south in views of the barn from the north and north-west to the detriment of its setting.' The Heritage Statement also states that the 'heritage value of the barn has been eroded in part as a result of its change of use to residential, but also as a result of its significant extensions and alterations within its setting (which emphasises its residential use). The existence of the large extensions, swimming pool and plant in views from the south and west compromise the buildings aesthetic and illustrative historic heritage value, as does the unsightly modern shed looming large in the setting of the barn when viewed from the north (Chequers Road) looking south.'

The Heritage Statement goes on to state that 'the proposed new dwelling will be situated a significant distance away from the farm and barn (approx. 24m away) within what appears to be a separate field when viewed from the street. This distance allows for a sense of openness, green space and rurality to remain. These measures help to preserve the setting of the listed farm and barn grouping.'

The Heritage Statement concludes that 'any potential 'harm' caused by the proposed development would be very limited indeed, since the works will not physically affect the listed properties or the farm yard in which they reside. The impact upon the setting of the heritage assets will be negligible and any perceived 'harm' caused as a result of the development of this small area of open space, set well away from the heritage assets in a separate field would certainly be 'less than substantial harm' in NPPF terms. It is our view that this 'harm' would clearly be offset by the public benefit of the provision of a new family home in an area identified as a suitable location for such development in the Council's development plan (in accordance with paragraph 196 of NPPF) and policies of the SADPM.'

The Conservation Officer now also considers that this harm would be 'less than substantial' due to the significant reduction in the scale of the development, the greater spacing and improvement to the setting of the barn that has been afforded through the removal of the second house from the proposal and the siting of the dwelling 24m away from the listed barn.

On this basis, in accordance with paragraph 196 of the NPPF, the Conservation Officer and planning officers consider that the less than substantial harm to the designated heritage assets, is now, on balance considered to be outweighed by public benefits of providing a new residential property, and can now be supported in terms of its impact upon heritage assets. There is also no longer considered to be conflict with paragraph 194 of the NPPF or any local plan policies in terms of impact on heritage assets.

Members will need to decide what weight to put on the development of the site, and in accordance with the NPPF if the 'less than substantial harm' caused by the erosion of any of the open space to the west of the listed barn is outweighed by the public benefit of providing a new residential property.

Highway Safety

The original application for two dwellings resulted in objection from the Highway Authority (HA) over concerns regarding the narrow nature of Chequers Road which does not allow two vehicles to pass and the increase in traffic that would be using it.

However, amended plans have been submitted showing that carriageway widening is identified to extend from the private point of access through to the highway junction with Lynn Road which would address the HA safety concerns.

Accordingly, subject to the imposition of planning conditions the amended proposal can be supported in highway safety terms.

Impact upon neighbouring occupiers

The nearest residential properties are to the east and west of the site.

The relationship between the proposed new dwelling and neighbouring properties has been examined and the impact upon the amenity of the occupants of these properties has been assessed. Consideration has been given to overlooking, overshadowing and the extension being overbearing.

Given the proposed layout of the development and the distances and separation distances with other existing properties, the proposed scheme should not result in significant amenity issues in terms of overshadowing or loss of light.

In summary it is not considered there will be a significantly detrimental impact upon the amenity of the occupants of nearby properties in terms of overlooking, being overshadowed or the new dwelling being over bearing, as a result of this proposal.

Other material considerations

Immediately to the west of the site is an Anglian Water pumping station. However, Anglian Water raise no objection to the proposal.

CSNN has recommended that, to protect future occupiers from noise and odour from the pumping station, the entire boundary with the AWPS and its access should be planted with dense evergreen hedging behind which, on the pumping station side, should be a minimum of 1.8m high close board fencing. The plans show that a hedge is to be planted along this boundary.

CSNN fully supported the original plans as the western elevation showed no doors, windows or other openings, which would improve amenity in terms of any noise from the pumping station. The amended plans show just one en-suite bathroom window to this elevation.

The Environmental Protection Team raise no objection to the proposal but request planning conditions relating to contamination given the history of the site and the information provided.

The site lies within 2km of a SSSI. However, the proposed development of this approved plot would not have a significant adverse effect on the features for which the SSSI is designated.

CONCLUSION

It is considered that the key issue in this case is whether a new dwelling can be accommodated on the site without causing undue harm to the setting of the adjacent listed building(s) and the current associated open character of the area. The current scheme has seen the removal of one of the dwellings from the original proposal, and has therefore significantly increased the amount of spacing to the nearest listed building, Lodge Farm Barn. The current amended scheme is therefore no longer considered to result in significant harm to the setting of this heritage asset or to the neighbouring Lodge Farm.

In terms of paragraph 196 of the NPPF this 'less than substantial harm' is considered now by officers to be outweighed by the public benefit of providing a new dwelling. Members will need to consider this aspect of the scheme in particular, and whether they agree that this is the case.

Officers also consider that the plans show that the revised proposal for one dwelling can now be sufficiently achieved whilst still being in harmony with the building characteristics of the area and the street scene in general. The proposal can also be achieved without material harm to the amenity of occupants of existing adjoining properties, as well as residents of the proposed new dwelling. The proposed new dwelling also incorporates traditionally used local materials which can be seen throughout the village of Grimston to give the design context, which is a positive, and the design of the proposal also suitably promotes local distinctiveness.

Given the above the proposal is considered to accord with the principles of the NPPF, particularly section 16, and local plan policies, including CS01, CS02, CS06, CS08, CS09, CS12, DM1, DM2, DM15 and DM17. Accordingly, subject to the following conditions it is recommended that the application be supported.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: 2 The development hereby permitted shall be carried out in accordance with the following approved plans:-

- Drawing No. 2200-10A Location Plan
 - Drawing No. 2200-11 Existing Site Plan
 - Drawing No. 2200-14G Proposed Floor Plans & Elevations
 - Drawing No. 2200 -15J Existing and Proposed Street Elevations
 - Drawing No. 2200-17C Proposed Site Plan
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 4 Reason: In the interests of highway safety.
- 5 Condition: Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 5 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 6 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 7 Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works (carriageway widening and private access) as indicated on Drawing No.2200-16 has been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 8 Condition: Prior to the first occupation/use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to

in condition 7 shall be completed to the written satisfaction of the Local Planning Authority.

- 8 Reason: To ensure that the highway network is adequate to cater for the development proposed.
- 9 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - * human health,
 - * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - * adjoining land,
 - * groundwaters and surface waters,
 - * ecological systems,
 - * archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

- 9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 10 Condition: Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 10 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

- 11 Condition: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 11 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 12 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition (xxx Cond 1), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (xxx Cond 2), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (xxx Cond 3).

- 12 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 13 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

- 13 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.

- 14 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of

similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

- 14 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 15 Condition: Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 15 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 16 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the dwelling house shall not be allowed without the granting of specific planning permission.
- 16 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality and to the setting of the listed building if otherwise allowed by the mentioned Order.
- 17 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.
- 17 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality and to the setting of the listed building if otherwise allowed by the mentioned Order.
- 18 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the provision within the curtilage of the dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house, shall not be allowed without the granting of specific planning permission.
- 18 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality and to the setting of the listed building if otherwise allowed by the mentioned Order.