

Parish:	Stanhoe	
Proposal:	The partial demolition of an existing dwelling house and the construction of a new private dwelling	
Location:	High Barn Burnham Road Stanhoe Norfolk PE31 8QD	
Applicant:	Mr & Mrs Medhurst	
Case No:	21/02431/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 17 February 2022 Extension of Time Expiry Date: 27 July 2022

Reason for Referral to Planning Committee – Officer Recommendation is contrary to Parish Council Recommendation and Referred by Sifting Panel

Neighbourhood Plan: No

Case Summary

The application seeks full planning permission for the partial demolition of an existing dwelling and substantial extensions and alterations to provide a new dwelling, swimming pool and garage. The dwelling is considered to be a non-designated heritage asset.

The site lies within the countryside in a relatively isolated location between Stanhoe and Burnham Market.

The access road to the site also accommodates a PROW (Stanhoe RB1.)

The site is not in an area at risk of flooding or a known critical drainage area but is adjacent to the newly designated nutrient neutrality area.

Key Issues

- Principle of Development
- Form and Character and Impact on the Countryside and Non-Designated Heritage Asset
- Residential Amenity
- Highway Safety
- Ecology
- Trees
- Drainage / Nutrient Neutrality
- Crime and Disorder
- Other Material Considerations.

Recommendation

APPROVE

THE APPLICATION

The application seeks full planning permission for the partial demolition of an existing dwelling and substantial extensions and alterations to provide a 'new' dwelling, swimming pool and garage. The dwelling is considered to be a non-designated heritage asset.

After discussions with the Conservation Officer and Historic Environment Service at Norfolk County Council, the main south-eastern façade of the existing dwelling is to be retained with substantial two and single storey extensions resulting in a 5/6 bedroom dwelling, with three bedrooms at first floor level and the other 2/3 at ground floor level in the eastern wing. The remaining ground floor accommodation in the main dwelling comprises a family room, study / office, sitting room and dining room. The kitchen, further dining and pool / garden lounge are proposed in the west wing along with ancillary uses (boot room, utility room, pool changing and plant room.) A basement wine cellar is also proposed.

A detached double garage and double car port with games room above is proposed to the north of the site, on the other side of the access road, and a below ground pool to the southwest.

The site is not in an area at risk of flooding or a known critical drainage area but is adjacent to the newly designated nutrient neutrality area.

SUPPORTING CASE

This has been a very lengthy application, going through a number of changes in response to the various objections, and we now have a completed design which has the backing of your Planning Officers and the other Consultants involved in the project.

The building is not listed, sits outside any Conservation Area and, when we met with your own Conservation Officer on site, prior to the submission of any application, he agreed that we should maintain the existing facade as it was of some local historic interest.

A scheme was then prepared which was considered to be too large, but that the existing rear wings are of no value from a conservation perspective and could be demolished. Thus, a completely different scheme was prepared.

Your Conservation Officer made further comments, to which we reacted and responded positively. The sole objector now appears to be the Parish Council who gave a detailed objection to the original submission but gave no reason for their current objection to the new proposal, which now sits before you recommended for Approval.

Efforts have been made to communicate with the Parish Council, but they were not prepared to expand on their objections nor able to meet to discuss them. It would appear that they have some concerns over the flat roof designs, which they consider do not sit comfortably within the Norfolk landscape.

The existing structure includes a flat roof at second storey level, and the new flat roofs have been designed to maintain total subservience of the extensions to the older property in accordance with good Conservation Practise and Historic England advice.

If anything, the new roofs sit more comfortably than the existing flat roofs. These will not have some third rate felt covering as the existing does but will have green roofs that will

support biodiversity and, when viewed from above, will blend into the natural landscape that surrounds the property.

Your own Conservation Officer agreed with the concept of the flat roofs.

Other materials being used for the renovation are traditional Norfolk materials such as knapped flint, red brick, natural slate roofs and timber windows.

Great care will be taken to retain the front elevation and considerable discussions have been held with the Conservation Officer to ensure that the project will be a success.

We are aware that there have been some comments about the removal of trees on the site and your planning department have since proposed TPOs on the remaining trees.

We had intended that these trees remain largely part of the landscaping plan. This plan will be enhanced through additional planting, all as shown on the drawings.

A net gain of trees is indicated.

This has been a slightly tortuous process, but we now have an excellent design, which has the approval of your own Planning Department and other Consultants, and we would ask that you approve the amended Application as it now stands.

PLANNING HISTORY

08/01563/F: Application Permitted: 27/08/08 - Construction of pitched roofs to existing flat roofed extensions

RESPONSE TO CONSULTATION

Parish Council: OBJECT Following the submission of amended plans the Parish Council's comments can be summarised as: The Parish Council were pleased to see the reduction in scale of the extraordinary wings first proposed, and the change in materials are also a step in the right direction. However, the majority of Parish Councillors remain opposed to the proposed development on the basis that the flat roofs of the extensions are alien to our local architecture. The Parish Council maintains their objection as this style is unsuitable and unattractive.

The Parish Council's original objection was as follows:

- This is not a 'partial demolition'; the entire house and its rooms are being demolished with the exception of the majority of the front facing wall, but not the roof
- It is not sympathetic to the architectural mores and standards of North Norfolk country property
- It bears no relation to the historical nature of a substantial farmhouse even in modern form
- It solely retains the front facade of a pretty building (admittedly with poor rear and lateral extensions) thereby removing attractive and worthy fireplaces and rooms
- The use of glazed side extensions which imitate modern cheap farm barn houses as evidence of architectural compliance is invalid
- The use of material such as zinc for roofing and external wood (Siberian Larch) cladding is not appropriate for a substantial Norfolk dwelling

- The virtually total destruction and removal of all of the trees around the property is a disappointment.

Highways Authority: NO OBJECTION Thank you for the consultation received recently relating to the above development proposal, for a replacement dwelling with an ancillary garage/games room building served by the existing access.

This proposal should not affect the current traffic patterns or the free flow of traffic, to ensure that there is no increased use of the site, should your Authority be minded to the grant of consent, I would seek to append conditions relating to parking provision and incidental use of the garage / cart-shed.

PROW: NO OBJECTION We have no objection in principle to the application but would highlight that a Public Right of Way, known as Stanhoe Restricted Byway 1 is coincident with the access drive and is aligned within the red line plan. The full legal extent of this Restricted Byway must remain open and accessible for the duration of the development and subsequent occupation.

Conservation Officer: NO OBJECTION Paragraph 203 of the NPPF seeks LPAs to consider the scale of harm of loss of proposed development upon a non-designated heritage asset. This application has been substantially amended to retain the most important part of the non-designated heritage asset. Although the proposed extensions are extensive in size, the important historic elevation is retained and remains visually the principle building on site. On this basis no further conservation objections.

Please condition materials and joinery details.

Historic Environment Service: NO OBJECTION Following the submission of amended plans HES comments can be summarised as: The revised design retains all of the original [southeast] facade of the building, therefore a condition for historic building recording is no longer required.

HES's original comments were as follows:

The existing house at High Barn, Burnham Road, Stanhoe is an undesignated heritage asset of local significance and at the very least the existing façade [southeast] should be retained in order to limit the effect of the proposed development on the significance of the heritage asset.

The loss of any element of the original build of the farmhouse should be mitigated through preservation by record (historic building recording).

If planning permission is granted, we therefore ask that this be subject to condition for a programme of archaeological work in accordance with National Planning Policy Framework 2021.

Environmental Health & Housing – Environmental Quality: NO OBJECTION The application is for the demolition of a dwelling and construction of a new dwelling. The applicant has provided a screening assessment stating no known contamination. We have reviewed our files and the site is on land that has been developed for the duration of our records. Historical maps from 1891-1912 show a well on site which disappears in later maps. The surrounding landscape is largely agricultural. Due to the age of the property there is the potential for asbestos to be present. With this in mind we suggest an asbestos informative be appended to any permission granted.

The presence of a well previously on site which is not mentioned in the screening assessment could potentially be the source of unexpected contamination depending on how it was filled. Because of this we suggest a condition relating to unexpected contamination.

Natural England: NO OBJECTION Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Arboricultural Officer: NO OBJECTION The remaining trees are now protected by a TPO. Please condition their protection during construction in accordance with the Arboricultural Impact Assessment that accompanied the application.

REPRESENTATIONS

SEVENTEEN letters of **OBJECTION / CONCERN** have been received from 11 objectors. The reasons for objection can be summarised as:

- The proposal is unsympathetic and does not respect the existing building or its surroundings in terms of scale, design, appearance or materials; a fundamental rethink is required
- A substantial number of trees were lost prior to the submission of the planning application and the gardens were 'desecrated'; this loss of habitat can never be replaced
- The loss of the trees now makes the building visible from the road
- Loss of privacy
- Construction management should be conditioned
- This is total demolition; not partial
- Light pollution to the dark skies by virtue of all the glass proposed
- There is a large well just outside the back door to the north of the property
- What provision is there for bats and birds?
- A robust landscaping plan is required

SIX letters of **SUPPORT** have been received from six supporters. The reason for support can be summarised as:

- It will be lovely to see a property that has been neglected for years and was falling into decay to be brought into the 21st century
- The proposal is aesthetically pleasing being thoughtful, proportionate and sensitive
- The resultant dwelling will be more energy efficient
- The proposed extensions are far better than previous attempts at extending the property
- The property is not listed, and the proposed alterations are sympathetic yet modern.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM5 – Enlargement or Replacement of Dwellings in the Countryside

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 key considerations in the determination of this application are:

Principle of Development

Form and Character and Impact on the Countryside and Non-Designated Heritage Asset

Residential Amenity

Highway Safety

Ecology

Trees

Drainage / Nutrient Neutrality

Crime and Disorder

Other Material Considerations.

Principle of Development

The application seeks extensions and alterations to an existing dwelling following significant demolition of the dwelling. A garage / cart-shed / games room and swimming pool are also proposed.

There are no policies that prevent extending existing dwellings located within the countryside, and Development Plan Policy DM5 is the most relevant policy and relates to Enlargement or Replacement of Dwellings in the Countryside.

Policy DM5 states: *Proposals for replacement dwellings or extensions to existing dwellings will be approved where the design is of a high quality and will preserve the character or appearance of the streetscene or area in which it sits. Schemes which fail to reflect the scale and character of their surroundings or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused.*

Relevant planning policy and guidance is therefore contained in Policy DM5 and other policies that relate to protection of the natural environment (countryside / protected species) and additionally, in this instance, non-designated heritage assets.

Form and Character and Impact on the Countryside and Non-Designated Heritage Asset

The dwelling is considered to be a non-designated heritage asset but is not listed and not within a Conservation Area and could therefore be wholly demolished under the Prior Approval regime contained within the General Permitted Development (England) Order, 2015 (as amended.) This is a material consideration carrying significant weight.

The Conservation and Historic Environment Service Officers considered that the rear / southwest façade was of some significance and should be incorporated into any development; the remainder of the dwelling, especially the existing two-storey extensions, were noted to pay little regard to the original dwelling, and their loss was not resisted.

However, the original submission had little regard to this façade which was dominated by new two-storey extensions that were of a scale, mass, design, appearance and materials that were considered to dominate the existing dwelling and its setting.

Amended plans, following comments from the Parish Council, Conservation Officer, Historic Environment Officer and third parties, sought to address the main concerns raised and resulted in an almost completely different approach in regard to scale, massing, overall architectural aesthetics and materials.

The main two-storey element is now much more in keeping with the retained façade with fenestration (including replication of the side bay windows) and materials more traditional whilst introducing larger areas of glazing that ties this element into the more modern single storey wings. Materials comprise of a mix of red facing brickwork and local knapped flint. The pitched roof covering is to be natural slate to match the original dwelling.

The single storey east and west wings are more modern additions and have been substantially reduced in scale from the original submission and now provide green roofs. The external elevations that face towards the PROW are to be constructed from local knapped flint with the predominant glazed elevations facing southwest into the site with limited long public views.

Paragraph 130c) of the NPPF requires developments to be *...sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...*

Design is clearly subjective, with the Conservation and Historic Environment Services Officers as well as some third-party representatives now considering the design to be acceptable, and the Parish Council and a number of third-party representatives considering it is still far from appropriate.

In this instance, on balance, it is considered that the single storey modern wings that use vernacular materials as well as more modern, tie the new modern elements into the new more traditional extensions proposed behind the retained façade.

Materials (samples) and a sample panel of the proposed flint work, alongside joinery details would be conditioned if permission were granted.

Landscaping, although indicative (i.e. there is no detailed landscape plan) is substantial and, subject to condition, likely to result in a well landscaped development that would not be of detriment to the intrinsic character and beauty of the countryside.

The detached garage / cart-shed / games room is considered to be of a scale, mass, design and materials that relate adequately to the site and its wider setting, and as requested by the Local Highway Authority will be conditioned to be used incidentally in association with the dwelling.

The below ground swimming pool will not be visible outside of the property.

It is therefore considered that the proposed development is visually attractive and sympathetic to local character and history and offers a high standard of amenity for existing and future users.

The development is therefore considered to accord with the NPPF and Development Plan in relation to Form and Character and Impact on the Countryside and Non-Designated Heritage Asset.

Residential Amenity

The property known as Whaleback lies approximately 18m to the northwest of the main two-storey extensions. It is considered this distance, together with the angles involved and presence of an existing brick / timber building on the boundary between the two properties would mitigate any material overlooking, overbearing or overshadowing impacts.

It is therefore considered that the development would retain the same standard of amenity to occupiers of neighbouring properties and therefore accords with the NPPF and Development Plan.

Highway Safety

The Local Highway Authority raises no objection in terms of highway safety as the status quo is retained, i.e. the access track serves the same number of dwellings albeit this one is now substantially larger (61%) than the one it replaces (GIA of original: Ground 117m², first 109m²; GIA of extended: ground 285m², first 87m².)

Parking in line with parking standards (three for a property with three or more bedrooms) can easily be accommodated within the garages / cart-sheds as well as on the wider site.

It is therefore considered that the development provides safe access and parking provision in accordance with current standards and therefore accords with the NPPF and Development Plan in terms of highway safety.

Ecology As with the trees, the site had been substantially cleared of vegetation by the time the planning application was received.

The Preliminary Ecological Appraisal (PEA) that accompanied the application states that:

- No notable habitats were identified upon the site, although there is suitable habitat for nesting birds
- Nesting swallow and barn owl roost confirmed within the onsite cart-shed (to be retained)
- Great crested newts confirmed likely absent

- Evidence of roosting bats. A Natural England European Protected Species Licence (EPSL) will therefore be required to be in place prior to any works that may impact upon the roosts or roosting bats as well as a suitable lighting and bat roost enhancement strategy
- No further surveys are required to inform this planning application.
- Proposed recommendations and enhancements can be summarised as:
 - Retained trees should be protected from accidental damage
 - Landscape planting should be native and include nectar-producing plants of benefit to invertebrates
 - A wildlife pond at least 3m x 3m should be constructed in the southwest corner of the site
 - Prior to any development works a European Protected Species Licence (EPSL) will be applied
 - External lighting shall be downward directional, low level and if necessary will be PIR sensor activated to avoid unnecessary prolonged illumination
 - A barn owl box shall be placed upon a suitable tree or upon a pole within the field to the south of the site (within the applicant's ownership.) Additionally, swallow cups within both the cart-shed and the new garage shall be provided
 - Any further vegetation clearance or tree works will be undertaken outside of the nesting bird season
 - Bird boxes will be provided
 - Demolition waste / building materials should be placed in skips or upon pallets.
 - Trenches and excavations should be fitted with a plank of wood to provide means of escape.
 - Should any reptiles or hedgehogs be found they should be carefully removed and placed within the field to the south of the site.
 - Should a badger be identified no attempt to move the badger should be made and Torc Ecology should be contacted immediately for advice.

The PEA concludes that *The proposed development will have an overall neutral impact upon habitats, badger, reptiles and hedgehog and a neutral–minor positive impact upon bats and birds provided recommended Natural England licencing, mitigation, compensation and enhancement measures, outlined within this report are implemented, where appropriate, to help prevent any potential negative impacts. The implementation of recommended enhancements will secure permanent bat and bird nesting features on site and increase opportunities for foraging and shelter for faunal species. The recommendations outlined within this report should be made a condition of any planning permission for the site.*

In relation to bats, where it has been concluded that a licence will be required, the LPA is required to consider the tests of derogation under the Conservation of Habitats and Species Regulations 2017 (as amended) (2017 Regulations) by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (2019 Regulations).

The tests are:

1. There are imperative reasons of overriding public interest (IROPI);
 2. There are no satisfactory alternatives; and
 3. It would not be detrimental to the maintenance of the population of the species at favourable conservation status.
1. IROPI - NE's guidance advises that IROPI can potentially include developments that are required to meet or provide a contribution to meeting a specific need such as complying with planning policies and guidance at a national, regional and local level. The Local

Plan shows a need for additional housing in the Borough over its fifteen-year life (2011 – 2026), and this will provide an additional dwelling to the housing stock.

2. No satisfactory alternatives – retention of the elements of the property where bat roosts were detected is not a satisfactory alternative for the applicant and the dwelling could be demolished under Prior Approval (although a license would still be required but consideration of protected species would not form part of the consideration as it is covered by separate legislation.)
3. Population maintenance - it appears to be unlikely that development of this parcel of land, with appropriate mitigation that would be secured by the licence, will detrimentally impact the conservation status of the species.

The LPA can therefore reasonably form the view that NE would not be unlikely to grant a derogation licence under the Regulations in relation to this development and that planning permission should not be refused for this reason.

It can therefore be concluded that, subject to a suitable condition, impacts on protected species can be mitigated / enhanced and that the development accords with the NPPF and Development Plan in relation to the natural environment / protected species.

Trees

A number of trees were removed from the site before the application was received. Whilst this is regrettable, none of the trees were protected and therefore their removal was not unlawful. Five of the six remaining trees have since been protected by a TPO and a group TPO has been placed on the trees to the south of the access track. The trees will be suitably protected by condition during construction if permission is granted, and their ongoing protection is secured by the TPO.

The applicant suggests, in their supporting statement, that the proposed number of new trees results in a net increase in the number of trees on site. However, the LPA cannot categorically state this is true as the number of trees removed is not known.

However, the proposed landscaping does include, whilst indicative only, a considerable number of new trees including three areas of semi-mature trees comprising mixed species and Birch trees. As previously stated, if permission is granted, a detailed landscaping plan will be secured by condition.

The Arboricultural Officer raises no objection to the proposed development and will be consulted on the landscaping plan at discharge stage.

It is therefore considered that the development accords with the NPPF and Development Plan in relation to the nature environment / trees.

Drainage / Nutrient Neutrality

The site lies to the north of the newly designated nutrient neutrality area (NNA.) The purpose of the designation is to ensure developments with the potential to affect water quality resulting in adverse nutrient impacts on habitat sites are suitably mitigated.

Whilst this site is close to the catchment area of the NNA it is not within it and the site drains to the north ultimately discharging into the sea between Scolt Head Island and Burnham Harbour and not into the River Wensum SAC or The Broads SAC/Ramsar.

In this instance therefore, as the development does not have the potential to affect the water quality of the protected sites, no further action is required.

However, no detailed plans have been submitted in relation foul or surface water drainage or aspects of drainage relating to the proposed swimming pool. These will therefore be conditioned if permission is granted.

Crime and Disorder

There are no specific crime and disorder issues relating to the proposed development.

Other Material Considerations

In relation to the Parish Council and third-party comments not covered above your officers respond as follows:

- The amount of demolition and the elements being retained are considered appropriate to the Conservation and Historic Environment Service Officers
- The dwelling is not listed and therefore the LPA could not control the loss of internal elements
- Given the scale of the proposed development it is not considered necessary nor reasonable to restrict construction hours.

CONCLUSION

The proposal seeks extensive extensions and alterations following substantial demolition of an existing dwelling in the countryside.

The dwelling could have been / could be wholly demolished under prior approval legislation. Therefore, retention of the most significant façade is to be welcomed. Whilst contrary to a number of third-party comments as well as the Parish Council, the extensions and alterations as well as ancillary structures (cart-shed / swimming pool) are now considered to be of a scale, mass, design, appearance and materials that relate acceptably to the retained façade and its wider setting.

No objections have been received from statutory consultees on technical issues and it is therefore recommended that this application be approved subject to the following conditions.

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: The development hereby permitted shall be carried out in accordance with the following approved plans drawing nos:

1528 002 Rev.C
1528 003 Rev.B

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1528 004 Rev.B
1528 005 Rev.A
1528 006
1528 007 Rev.B.

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 3 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

- 4 Condition: No development shall commence on the swimming pool hereby permitted until full details of the drainage arrangements for the swimming pool have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 4 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 5 Condition: Prior to the installation of any external lighting associated with the development hereby permitted details of the method of lighting and extent of illumination shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be installed as approved prior to the first use of the development hereby permitted and thereafter maintained and retained as agreed.
- 5 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 6 Condition: Prior to the first occupation of the development hereby permitted, the dwelling shall be glazed with glass that has a Visible Light Transmission (VLT) of no more than 0.65 VLT. Glazing within the development shall thereafter be retained and maintained at a VLT of no more than 0.65 VLT unless otherwise agreed in writing by the Local Planning Authority
- 6 Reason: In the interests of the amenity of the locality in accordance with the NPPF and Development Plan.
- 7 Condition: The development hereby permitted shall be carried out in full accordance with Chapter 6 'Assessment of effects and mitigation measures' of the Ecological Impact Assessment that accompanied the application (Ref. TE/LN/2021_648, FINAL Rev.1, Issued May 2022 undertaken by Torc Ecology.)
- 7 Reason: To ensure protection of protected species in accordance with the NPPF and Development Plan.
- 8 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site car parking/turning area shall be laid out, levelled, surfaced and

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drained in accordance with the approved plan and retained thereafter available for that specific use.

- 8 Reason: To ensure the permanent availability of the parking/manoeuvring areas in the interests of satisfactory development and highway safety in accordance with the NPPF and Development Plan.
- 9 Condition: The garage / cart-shed / games room hereby permitted shall only be used for purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes including holiday accommodation.
- 9 Reason: For the avoidance of doubt and in the interests of proper planning.
- 10 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 current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
- 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.
- 11 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 11 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 12 Condition: No development shall commence on any external surface of the development hereby permitted until a sample panel of the knapped flint / facing brick of the building(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.
- 12 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 13 Condition: No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 13 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 14 Condition: No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with the Arboricultural Impact Assessment that accompanied the application (produced by GOLDEN TREE SURGEONS, dated 13 January 2022.) The protection shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 14 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 15 Condition: In addition to Condition 14, in all other regards, the development hereby permitted shall be carried out in full accordance with the Arboricultural Impact Assessment that accompanied the application.
- 15 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 16 Condition: Notwithstanding the approved plans, prior to the first occupation of the development hereby permitted, 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. The scheme shall also include full details of the wildlife pond required under Condition 7.
- 16 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 17 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.
- 17 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.