

Application for approval of details reserved by condition.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Site Address Details

Please provide the full postal address of the application site.

Init: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. Must be completed if postcode is not known:

Easting: Northing:

Description:

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

Reference number: Date of decision: (Date must be pre-application submission) (DD/MM/YYYY)

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

1.	<input type="text" value="CONDITION 2 - BRICKS"/>	6.	<input type="text"/>
2.	<input type="text"/>	7.	<input type="text"/>
3.	<input type="text"/>	8.	<input type="text"/>
4.	<input type="text"/>	9.	<input type="text"/>
5.	<input type="text"/>	10.	<input type="text"/>

Has the development already started? Yes No

If Yes, please state when the development started (DD/MM/YYYY):

(date must be pre-application submission)

Has the development been completed? Yes No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Discharge Of Condition

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

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition? Yes No

If Yes, please indicate which part of the condition your application relates to:

10. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The correct fee:

11. Declaration

I/we hereby apply for planning permission/consent as described in this form 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

28/07/2023

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

12. 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? (Please select only one)

Agent Applicant Other (if different from the agent/applicant's details)

If other has been selected, please provide:

Contact name:

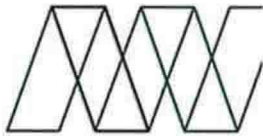
Telephone number:

Email address:

craig.readhead@alanwood.co.uk

a. 73mm Clay Wirecut Pre War Banded.

Banded Pre War



Alan Wood & Partners

Office locations:

Hull
Leeds
Lincoln
Scarborough
Sheffield
York

Kind Regards

Craig Readhead | |

e: craig.readhead@alanwood.co.uk | **t:** 01904 611594 | **m:** 07469 158065

a: Omega 2 Monks Cross Drive | York | YO32 9GZ

w: www.alanwood.co.uk



Alan Wood & Partners is the trading name of Alan Wood Partnership Ltd. Registered in England No. 1988349.

Registered/Head Office: 341 Beverley Road, Hull, HU5 1LD

This email may contain confidential and/or privileged information for the sole use of the intended recipient.

Any views or distribution by other is strictly prohibited. If you have received this email in error, please contact

the sender and delete all copies. Opinions, conclusions or other information expressed or contained in this

email are not given or endorsed by the sender unless otherwise affirmed independently by the sender.

**Town and Country Planning Act 1990
Planning Permission**



Name and address of applicant

Mr & Mrs P Murray
Coachman's Cottage
Nocton Hall
Nocton
Lincoln
LN4 2BA

Name and address of agent (if any)

Alan Wood & Ptnrs
Omega 2
Monks Cross Drive
York
YO32 9GZ

Notice of decision to grant planning permission

Application number: 21/1639/HOUS

Proposal: Rebuild retaining wall following partial collapse

Location: Coachman's Cottage Nocton Hall Nocton Lincoln LN4 2BA

North Kesteven District Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been **granted** for the carrying out of development referred to above, subject to the conditions set out below –

- 1 The development must be begun not later than the expiration of **three (3) years** beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be constructed entirely of the materials details which are shown on drawing CCNH-AWP-ZZ-ZZ-DR-S-6500 P07, together with samples received 13th July 2022 'Retaining Wall- Tobermore Heahter' and 'Screen Wall - Bricks'; or in accordance with such alternatives as **may be agreed** in writing with the district planning authority.

Reason: To ensure a satisfactory external appearance in the interests of visual amenity to accord with policy LP26 of the Central Lincolnshire Local Plan (Adopted 2017).

- 3 All works/development shall be carried out in full accordance with the approved tree/hedgerow protection scheme within drawing number CCNH - AWP - ZZ - ZZ - DR - S - 6700 P02.

Reason: To ensure the retention of features which are important to the character and amenity of the surrounding area to accord with LP26; of the Central Lincolnshire Local Plan (Adopted 2017).

Date: 22nd August 2022

District Council Offices, Kesteven Street
Sleaford, Lincolnshire NG34 7EF

Mark Williets

Development Manager

4 Prohibited activities:

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars:

- (a) No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree on or adjacent to the proposal site.
- (b) No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on or adjacent to the application site.
- (c) No temporary access within designated Root Protection Areas without the prior written approval of the district planning authority,
- (d) No mixing of cement, dispensing of fuels or chemicals within 10 metres of the tree stem of any retained tree on or adjacent to the application site.
- (e) No soakaways to be routed within the Root Protections Areas or any retained tree on or adjacent to the application site.
- (f) No stripping of topsoils, excavations or changing of levels to occur within the Root Protection Areas of any retained tree on or adjacent to the application site.
- (g) No topsoil, building materials or other to be stored within the Root Protections Areas of any retained tree on or adjacent to the application site.
- (h) No alterations or variations of the approved works or tree protection schemes shall be carried out without the prior written approval of the district planning authority.

Reason: To ensure the retention of trees which are important to the character and amenity of the surrounding area to accord with Policy LP26; of the Central Lincolnshire Local Plan (Adopted 2017).

5 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans, listed below on this decision notice.

Reason: To ensure that the development takes place in accordance with the approved details.

Reason for granting Planning Permission

Having regard to the details of the application proposals, and the relevant provisions of the Development Plan as summarised below, it is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

Policy	Plan
LP01- Presumption in Favour of Sustainable Development	Central Lincolnshire Local Plan 2017
LP02 - Spatial Strategy and Settlement Hierarchy	Central Lincolnshire Local Plan 2017
LP13 - Accessibility and Transport	Central Lincolnshire Local Plan 2017
LP25 - The Historic Environment	Central Lincolnshire Local Plan 2017
LP26 - Design and Amenity	Central Lincolnshire Local Plan 2017
National Planning Policy Framework (2021)	National Planning Guidance

Informatives:

This reason is intended only to be a summary of the reasons for granting of planning permission. For further details on the decision, please see the application report and related documents under the above reference.

This decision has been made in accordance with the requirements of the National Planning Policy Framework 2018. The Local Planning Authority has sought all reasonable measures to resolve issues and find solutions when coming to its decision, working to secure sustainable development that will improve the economic, social and environmental conditions of the District.

The LPA has worked positively and proactively with the applicant to overcome concerns arising from the application. The application as revised is considered to provide a sustainable form of development.

Based on the information submitted with your 'CIL - Additional Information Requirement form', the Council has determined that your development is not CIL liable.

The decision relates to the plans and documents identified below:

Drawing No.	Drawing Name	Received Date
CCNH - AWP - ZZ - ZZ - DR - S - 6000 P05	Location Plan	1st December 2021
CCNH - AWP - ZZ - ZZ - DR - S - 6501 P05 proposed retaining wall	Elevations and Sections	13th July 2022
CCNH - AWP - ZZ - ZZ - DR - S - 6700 P02 layout	Tree Protection	13th July 2022
X4	Material Sample	13th July 2022
CCNH-AWP-ZZ-ZZ-DR-S-6500 P07 retaining wall	Sections	13th July 2022

Additional Information

1. The planning permission to which this notice refers may contain the requirement to comply with certain conditions prior to any works being commenced, as well as conditions to be met both during and after the completion of the development. You are hereby advised that non-compliance with any condition may render this permission invalid and the development itself unlawful and could lead to enforcement action and/or prosecution. If you are in doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact North Kesteven District Council Planning Department for clarification prior to the commencement of any works. In order to discharge conditions, you will need to complete and submit the relevant form, other required documents and fee.
2. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control of the applicant. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is drawn to the Access of Neighbouring Land Act 1992 and the Party Wall Act 1996.
3. Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. For example, Building Regulations are likely to apply to most developments.
4. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Transport, Local Government and the Regions in accordance with Section 78 of the Town and Country Planning Act 1990 within the necessary time limits of the date of this notice. For further guidance on this please visit the Planning Inspectorates website at <https://www.gov.uk/appeal-planning-inspectorate>

Continued...

5. The Council has a statutory duty to provide street naming and logical street numbering so that premises can be quickly identified by the Post Office, tradesmen, emergency and other services and the District Council charge an administrative fee for this service. Please refer to our policy for further guidance on what structures can obtain a new address <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/street-naming-and-numbering/>