

**Planning Section**

North Norfolk District Council  
 Holt Road, Cromer, Norfolk NR27 9EN  
 Telephone: 01263 516150 / 516151 / 516143  
 email: [planning@north-norfolk.gov.uk](mailto:planning@north-norfolk.gov.uk)



### Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

mrs

First name

Lucie

Surname

Benn

Company Name

### Address

Address line 1

whispers

Address line 2

Address line 3

Two Furlong Hill

Town/City

Wells-Next-The-Sea

County

Country

United Kingdom

Postcode

nr231hq

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

### DECISION NOTICE

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure)

(England) Order 2015

Proposal: Single storey side and rear extensions to dwelling, loft conversion including raising of ridge to lower existing side extension and insertion of rooflights and dormer; conversion of rear garage to annexe; widening of existing garage; construction of car port, alterations to the existing parking arrangements and widening of access drive

Location: Whispers, Two Furlong Hill, Wells-next-the-sea, Norfolk, NR23 1HQ

Applicant: Mr & Mrs Benn

NORTH NORFOLK DISTRICT COUNCIL, in pursuance of powers under the above mentioned Act hereby PERMIT the above mentioned development in accordance with the accompanying plans and subject to the conditions specified hereunder:

Reference number

NNDC Ref: PF/23/0599

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

14/08/2023

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

Condition number(s)

6) Within three months of the date of this decision a landscaping plan showing details for the planting of at least two replacement trees within the application site and a details of their management to ensure their establishment and on-going maintenance for a period of not less than 10 years shall be submitted to and approved in writing by the Local Planning Authority. The trees (either a holly tree (*Ilex* sp.) or Swedish whitebeam tree (*Sorbus intermedia*)) shall then be planted in accordance with the approved details in the first available planting season following the date of approval, and thereafter retained.

Reason for condition:

To secure replacement trees in the interests of the visual amenities of the area and biodiversity, in accordance with Policies EN 4 and EN 9 of the adopted North Norfolk Core Strategy.

7) The development hereby approved shall be carried out in strict accordance with the recommendations as set out in Sections 7 and 8, and Figures 14 and 15, of the Ecology Report prepared by Wild Frontier Ecology (July 2022). The mitigation and enhancement measures shall include the provision of:

- a) Removal of trees and any woody vegetation, and relocation of bird boxes upon existing buildings subject to works, to take place outside of the main bird nesting season (March to August inclusive) or following a pre-commencement check by a suitably qualified ecologist;
- b) Any external lighting must be installed following best practice guidance, e.g. operate using motion sensors on a 1 min or less interval, be mounted horizontally to the ground and not tilted upwards, and in the warm white spectrum (preferably <2700K);
- c) Installation of 3No. bat boxes integrated into the new building; and
- d) Installation of 3No. swift boxes integrated into the new building.

The mitigation and enhancement measures shall be carried out in accordance with the approved details, prior to the first use of the development hereby permitted, and thereafter retained in a suitable condition to serve the intended purpose.

Reason for condition:

In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy and paragraph 174 of the National Planning Policy Framework, and for the undertaking of the council's statutory function under the Natural Environment and Rural Communities Act (2006)

Has the development already started?

- Yes  
 No

## Part Discharge of Conditions

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

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- c) Installation of 3No. bat boxes integrated into the new building; and
- d) Installation of 3No. swift boxes integrated into the new building.

The mitigation and enhancement measures shall be carried out in accordance with the approved details, prior to the first use of the development hereby permitted, and thereafter retained in a suitable condition to serve the intended purpose.

Reason for condition:

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## Discharge of Conditions

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

2 Holly Trees to be planted, 3 x bat boxes fixed to the house. 3 x Swift boxes to be attached to existing trees. Wild flower meadows to be planted in the rear (15 x 3m) and front gardens (12 x 2 m). WE will also be planting 13 Japanese privet trees along the rear boundary to encourage wild life.

## 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?

- The agent  
 The applicant  
 Other person

## 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):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

NNDC Ref: PF/23/0599

Date (must be pre-application submission)

12/08/2023

Details of the pre-application advice received

Good morning

To proceed with the process of discharging a planning condition, it is essential that you formally apply for it. I am unable to take any further action until we receive the official request for the discharge of this planning condition.

For detailed guidance on how to apply for the discharge of conditions, please refer to the link provided: [Approval \(Discharge\) of conditions - Consent types - Planning Portal](#)

This source should offer you the necessary information and steps to initiate the discharge process.

Kind regards

Ana

Ana Nash

Planning Officer

+441263 516236

## Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Lucie Benn

Date

19/10/2023