

Planning Conditions

1: The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

- X626-P-03
X626-P-04
X626-P-05
X626-P-06
X626-P-07
X626-P-08
X626-P-10

Reason: For the avoidance of doubt and in the interests of proper planning.

- **The development will be carried out in accordance with plans submitted and listed above.**

- 2: Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A B C D E, G and Part 2 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), no enlargement, improvement or other alteration to the dwelling and no provision of buildings, enclosures, swimming or other pool shall be erected or carried out except with prior planning permission. Reason: The character and appearance of the immediate area and wider countryside could be reduced by ad hoc additions and alterations.

- **No enlargements, alterations, buildings, swimming pools or enclosures are being made or built.**

- 3: Before any development above damp proof course level details of the green roof, specification and seed mix shall be submitted and approved in writing by the Local Planning Authority. The submitted details shall include a timescale for the various actions and shall be implemented thereafter in accordance with the approved details. Reason: To ensure the long term retention of the green roof in the interests of general amenity, control of surface water run-off, and biodiversity.

- **Green roof and infrastructure will be put in place as soon as possible when the roof structure is completed and watertight. This is weather dependent but planned for Autumn 2024. See document attached (Makeupofgreenroof.pdf Wildflowerseedmix.pdf) for make-up of green roof.**

- **Seed mix approved by ecologist Sue Timms 09/08/21. It is a chalk and limestone wild flower mix containing British native wildflower species, including Salad Burnet, Wild Marjoram, Self-heal and Toadflax. See email attached (Emailapprovingseedmix.pdf & Wildflowerseedmix.pdf).**

- 4: Before any development above damp proof course level a Maintenance Plan for the approved green roof shall be submitted and approved in writing by the Local Planning Authority. The Maintenance Plan shall include a timescale for its various actions and shall be implemented thereafter in accordance with the approved details.
Reason: To ensure the long term retention of the green roof in the interests of general amenity, control of surface water run-off, and biodiversity.

- **We will work to Bauder's maintenance schedule with Spring and Autumn inspections and advised maintenance.**

- **Remove the lids of all inspection chambers, ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely away.**
- **Ensure that any protective metal flashings and termination bars remain securely fixed in place. Renew or repair as necessary.**
- **Examine all mastic sealant and mortar pointing for signs of degradation. Repair or replace as necessary.**
- **Record kept of all inspections and maintenance carried out on the roof.**

- **Plant Related Maintenance Tasks**

- **Plant encroachment Any vegetation which has invaded into drainage outlets, inspection chambers, walkways and the vegetation barriers (pebbles) should be removed. Additional washed stoned pebbles, similar to existing, to be added if movement or settlement of the pebble vegetation barrier has occurred.**

- **Plant Maintenance :**

- **In the late autumn the vegetation to be strimmed back to a height of 50-70mm and unwanted waste matter raked up and removed.**
- **Weeding. Manual removal of saplings and invasive weeds.**

- **Irrigation in dry periods.**
- **Please see attached document (Greenroofmaintenance.pdf).**

- 5: Notwithstanding details shown on drawing number X626-P-04 Revision C details of the post and rail fencing and field gates shall be submitted and approved in writing by the Local Planning Authority and shall be implemented and maintained thereafter in accordance with the approved details.
Reason: In the interests of amenity and character of the area.

- **Post and rail fence mirroring existing fences (see attached image IMG_1836.jpeg)**
3 x 12ft rails supported by 3"x 5" posts with a further 2 1" x 3" posts between
Gates will be 12 foot five bar gates (ProposedGate.pdf).
- 6: For the avoidance of doubt the gates shown on drawing X626-P-04 Revision C at the vehicular access to 33B High Street and the new dwelling shall be inward opening only. Reason: To avoid obstruction of the private access and in the interest of highway safety.
- **Gates to open inwardly when fitted.**
- 7: The development shall not be occupied until the rear boundary of No 33B High Street has been separated from the curtilage of the new dwelling by a 1.8m high Hazel Fence shown on drawing numbers X626-P-04 rev C, X626-P-06 rev B and X626-P-07 rev B . The fence shall thereafter be retained.
Reason: To protect the amenities and privacy of occupiers of the adjoining property.
- **Hazel fence erected and in place.**
- 8: Before any development above damp proof course level a scheme of hard and soft landscaping works for the site, shall be submitted to and approved, in writing, by the Local Planning Authority, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows within or on the site boundary and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in Relation to Construction." Reason: To ensure that the landscaping is designed in a manner appropriate to the locality and to enhance the appearance of the development.
- **See Plans attached (Elevations1-2.pdf, Elevations3-4.pdf, LandscapingPlan.pdf). Sloping areas to be planted with grass. Gravel pathways surrounding building apart from paved path to the front door area . Gabion cages containing reclaimed local stone to act as retaining walls. There are no trees on the site or immediate boundary needing protection.**
- 9: All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.
Reason: To ensure that the landscaping is carried out at the appropriate time and is properly maintained.

- **Areas of field disturbed by build to be minimised and sown with wild flower meadow mix. Planting of hedgerows to commence once practically possible and after all heavy plant is no longer needed.**

- 10: The plans and particulars submitted in accordance with condition 9 above shall include:
 - i. a plan to a scale of 1/500 or 1/200 showing the location of and allocating a reference number to, each existing tree on or overhanging the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

 - ii. details of the species, diameter (measured in accordance with paragraph (a) above) and the approximate height and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

 - iii. details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

 - iv. details of any proposed alterations in existing ground levels and of the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];

- In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

- **N/A There are no trees on the site which fall into this category Trees outside of the site will not be affected by the build**

- 11: The existing trees within or overhanging the boundary of the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping / shown to

be retained on the approved plan, shall be protected by the erection of temporary protective fences in accordance with BS5837:2012. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Within the areas to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered. Reason: The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

- **N/A there are no existing trees on the site**

- 12: For the avoidance of doubt all the new hedgerows shown to be planted around the boundary of the new dwelling shall be mixed native species. Details of the mix of species shall be submitted to and approved in writing by the Local Planning Authority in accordance with condition 9. Reason: In the interests of amenity and character of the area.

- **Native Hedge mix to be planted. Woodland Trust hedge mix (Hedgeplants.pdf).**

- 13: Before any development above damp proof course level the following shall be submitted to and approved in writing by the Local Planning Authority:

x A sample of the stone proposed;
x A description of the joints proposed;

x Details of the mortar mix, profile and finish;
Reason In the interests of amenity and the character of the area.

- **A description of the joints proposed; Slightly recessed brushed finish.**
- **Details of the mortar mix, profile and finish; In keeping with the surrounding developments a mix of: 5 soft builders sand to 1 white cement.**
- **Sample of Stamford stone as used for neighbouring property. (IMG_1279.jpeg).**

14 Before any development above damp proof course level drawings to a scale of not less than 1: 20 fully detailing the new windows, roof lantern, doors, surrounds to be used shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in accordance with the approved details.

- (i) materials
- (ii) decorative/protective finish
- (iii) method of opening
- (iv) method of glazing
- (v) colour scheme

Reason: In the interests of amenity and the character of the area.

The windows, door and roof-light frames will all be of an aluminium construction and RAL 7016 grey with a U value of 1.1. They will be triple glazed and recessed into the stonework by 125mm. See attached files (image002.jpg, image003.jpg, image004.jpg, image006.jpg, IMG_1325.jpeg, IMG_1326.jpeg, IMG_1327.jpeg, SheerlineWindowTech.pdf, SheerlineWindowTech.pdf, Window-Doorschedule).