

## CONDITIONS DOCUMENT

**New dwelling on land adjacent to Laurel Cottage, Ivinghoe Aston, Ivinghoe LU7 9DF**

**(New dwelling now known as Hardy Lodge)**

**Appeal Ref: APP/J0405/W/22/3312749**

**Outline Planning Application Ref: 22/02291/AOP**

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Issue Date: February 2024  
Version: 1

No	Condition	Response
5	<i>No development shall commence on site (including demolition, groundworks, site, or vegetation clearance) until a Construction Environment Management Plan (CEMP) and Habitat Management Plan (HMP) detailing, in full, measures to protect existing habitat during construction works and the formation of new habitat to secure habitat compensation and biodiversity net gain have been submitted to and approved in writing by the local planning authority. The details shall also include an implementation and maintenance strategy. The development shall thereafter be undertaken in accordance with the details as approved.</i>	See CEMP and HMP attached.
6	<i>No development shall commence on site (excluding demolition) until detailed plans, including cross sections as appropriate, showing the existing ground levels and the proposed slab and finished floor levels of the dwelling hereby permitted along with a scaled street scene elevation showing the adjoining neighbouring properties shall be submitted to and approved in writing by the local planning authority. Such levels shall be shown in relation to a fixed datum point normally located outside the application site. Thereafter, the development shall be constructed in accordance with the approved details.</i>	Sections, ground levels, proposed slab and finished floor levels are shown on Drawing ASD 2021/015 – 01RM Rev B. Producing a street scene was challenging due to the lack of adjacent properties or features. However, a site section and street scene is shown on Drawing ASD 2021/015 – 01SS.
7	<i>No development shall take place above slab level until an energy efficiency statement has been submitted to and approved in writing by the local planning authority. The energy efficiency statement shall detail the ways in which the development will achieve greater efficiency in the use of natural resources, including measures to minimise energy use, improve water efficiency and promote waste minimisation and recycling. Where necessary, the statement shall include an implementation and maintenance strategy. The development shall thereafter be undertaken in accordance with the details as approved.</i>	See Energy Efficiency Statement attached (and attachments to the Statement).
8	<i>No development shall take place above slab level until details of one electric vehicle charge point has been submitted to and approved in writing by the local planning authority. The electric vehicle charging point shall thereafter be installed in accordance with the approved details prior to the first occupation of the dwelling and shall be permanently retained and made available for use, unless otherwise altered for maintenance or upgrading purposes.</i>	Details of the location of the electric vehicle charge point (CP) is shown on the Proposed Ground Floor Plan on Drawing ASD 2021/015 - 01RM Rev B.