

**From:** Planning <planning@southnorfolkandbroadland.gov.uk>

**Sent:** 15 Mar 2024 03:30:56

**To:** planningwork@southnorfolkandbroadland.gov.uk

**Cc:**

**Subject:** FW: 2022/1700 Annexe 45 The Street Gillingham.

**Attachments:** image001.png, image002.jpg, image003.jpg, image004.jpg, image005.jpg, image006.jpg, image002.jpg, image005.jpg, image003.jpg, image006.jpg, image004.jpg, image001.png, Annexe 45 The Street Gillingham. Condition 6.docx

[New application – DC](#)

[45 The Street  
Gillingham](#)

[Details of condition 6 of 2022/1700](#)

**Nicola Evans**

**Business Support Officer: Technical**

e nicola.evans@southnorfolkandbroadland.gov.uk



Our Broadland and South Norfolk Councils offices are now based at Broadland Business Park in the [Horizon Centre](#). Find out how you can access our services by visiting our website or by calling us on 01508 533633

This email and any attachments are intended for the addressee only and may be confidential. If they come to you in error you must take no action based on them, nor must you copy or show them to anyone. Please advise the sender by replying to this email immediately and then delete the original from your computer. Unless this email relates to Broadland District Council or South Norfolk Council business it will be regarded by the council as personal and will not be authorised by or sent on behalf of the councils. The sender will have sole responsibility for any legal actions or disputes that may arise. We have taken steps to ensure that this email and any attachments are free from known viruses but in keeping with good computing practice, you should ensure they are virus free. Emails sent from and received by members and employees of Broadland District Council and South Norfolk Council may be monitored.

**From:** Andre Roberts [REDACTED]

**Sent:** Thursday, March 14, 2024 1:34 PM

**To:** Planning <planning@southnorfolkandbroadland.gov.uk>

**Subject:** Fwd: 2022/1700 Annexe 45 The Street Gillingham.

----- Forwarded message -----

**From:** Andre Roberts [REDACTED]

**Date:** Thu, 14 Mar 2024 at 13:17

**Subject:** Fwd: 2022/1700 Annexe 45 The Street Gillingham.

**To:** <[planning@southnorfolkandbroadlands.gov.uk](mailto:planning@southnorfolkandbroadlands.gov.uk)>

Good afternoon planning team

Please find attached a statement in order to discharge condition 6 of application 2022/1700 for your consideration, which was originally sent to Ellie Yarnham.

Should you need anything further please do not hesitate to call me on 07901 821122 or reply to the email.

Many Thanks

Andre Roberts

----- Forwarded message -----

From: Andre Roberts [REDACTED]  
Date: Mon, 4 Mar 2024 at 14:51  
Subject: Re: 2022/1700 Annexe 45 The Street Gillingham.  
To: Ellie Yarham <[Ellie.Yarham@southnorfolkandbroadland.gov.uk](mailto:Ellie.Yarham@southnorfolkandbroadland.gov.uk)>

Afternoon Ellie

Please find attached statement which I hope will conclude condition 6 of the planning approval, but would you like me to mark a drawing with new tank positions and planting for the file.

Best regards

Andre Roberts

On Mon, 8 Jan 2024, 13:43 Ellie Yarham, <[Ellie.Yarham@southnorfolkandbroadland.gov.uk](mailto:Ellie.Yarham@southnorfolkandbroadland.gov.uk)> wrote:

Good morning, I apologise for the delay in coming back to you, I thought I already had responded to your previous email.

In terms of the conditions you are referring to:

Condition 6. Prior to the first use of the dwelling, full details of the means of surface water drainage, shall be submitted to and agreed in writing with the local planning authority. The details should include the results from percolation tests if appropriate and incorporate installation of water efficiency and water saving devices such as rain saver systems. The development shall be carried out in accordance with the agreed details prior to the first occupation and shall be retained as such thereafter. It should be noted that it is the applicants/developers/owners responsibility to ensure adequate drainage of the site so as not to adversely affect surrounding land, property or highway.

Reason for the condition To minimise the possibilities of flooding in accordance with Policy DM4.2 of the South Norfolk Local Plan Development Management Policies Document 2015.

Condition 7. The development hereby approved shall be designed and built to achieve a water consumption rate of no more than 105 litres/person/day. All required water conservation measures installed to achieve this rate shall be retained/upgraded to ensure the required water consumption rate is not exceeded for the lifetime of the development.

Reason for the condition To ensure the development is constructed to an appropriate standard in accordance with Policies 3 and 20 of the Joint Core Strategy, having regard to the Ministerial Statement Housing: optional technical standards (March 2015) and the ability to require optional water efficiency requirements where there is a local policy specifically requiring this.

Condition 6 has been applied to minimise flooding in accordance with Policy DM4.2 of the South Norfolk Local Plan Development Management Policies. I appreciate that this application was to change the use from annexe (which was previously linked to the main dwelling) to a separate residential dwelling, however we need to ensure that the surface water produced by the proposal (a new dwelling in this instance), and its mitigation is sufficient, it also includes details to be submitted regarding rainwater saving devices (water butts etc.) which will help with the output of the surface water output. This requires a Discharge of Condition application showing these details for us at the Local Planning Authority to agree.

Condition 7 has been applied as a standard condition on all new dwellings to ensure the water consumption of the dwelling is no more than 105 litres per person per day. This is a standard condition on all new dwellings in accordance with Policy 3 of the Joint Core Strategy. This condition does not require any further input and does not need to be submitted as a Discharge of Condition application.

Alternatively, if you wish to remove any conditions, you will need to submit a planning application (Variation/Removal of Condition Application (also known as a Section 73 application)) with justification of why these conditions should be removed.

Kind regards

Ellie

---

**Ellie Yarham**  
Senior Planning Officer  
[ellie.yarham@southnorfolkandbroadland.gov.uk](mailto:ellie.yarham@southnorfolkandbroadland.gov.uk)  
01603 430136

Our Broadland and South Norfolk Councils offices are now based at Broadland Business Park in the [Horizon Centre](#). Find out [how you can access our services by visiting our website or by calling us on 01508 533633](#)

This email and any attachments are intended for the addressee only and may be confidential. If they come to you in error you must take no action based on them, nor must you copy or show them to anyone. Please advise the sender by replying to this email immediately and then delete the original from your computer. Unless this email relates to Broadland District Council or South Norfolk Council business it will be regarded by the council as personal and will not be authorised by or sent on behalf of the councils. The sender will have sole responsibility for any legal actions or disputes that may arise. We have taken steps to ensure that this email and any attachments are free from known viruses but in keeping with good computing practice, you should ensure they are virus free. Emails sent from and received by members and employees of Broadland District Council and South Norfolk Council may be monitored.

-  
-  
From: Andre Roberts [redacted]  
Sent: 08 January 2024 11:27  
To: Ellie Yarham <[Ellie.Yarham@southnorfolkandbroadland.gov.uk](mailto:Ellie.Yarham@southnorfolkandbroadland.gov.uk)>; Richard Smith <[richard.smith@southnorfolkandbroadland.gov.uk](mailto:richard.smith@southnorfolkandbroadland.gov.uk)>  
[redacted]

Subject: [2022/1700 Annexe 45 The Street Gillingham.](#)

-  
Dear Ellie, Richard

I once again write in regards to the planning approval dated 6th October 2023, specifically conditions 6 & 7. Emails from both myself and Consultants at small fish regarding their correctness have gone unanswered. As a recap this planning permission was for the removal of a condition from a previous application not for any actual construction works as the building and its services are already in place and long ago signed off by building control, this was solely an administrative application, and as such any construction based conditions are clearly unreasonable.

-  
As per our previous requests could you please have these conditions removed from the approval.

Kindest Regards  
Andre Roberts

-  
--  
Andre Roberts

-  
Lowlands  
45 The Street  
Gillingham  
Norfolk  
NR34 0LH  
UK

[redacted]

-  
--  
Andre Roberts

-  
Lowlands  
45 The Street  
Gillingham  
Norfolk  
NR34 0LH  
UK

[redacted]

-  
--  
Andre Roberts

-  
Lowlands  
45 The Street  
Gillingham  
Norfolk  
NR34 0LH  
UK

