

# **ATELIER ASSOCIATES**

Architecture + design

## **VARIATION OF CONDITIONS STATEMENT**

**21/00186/F | Construction of a new dwelling following demolition of existing outbuilding | Holland House Lynn Road East Winch King's Lynn  
Norfolk PE32 1NP**

**Ref: JUL01.05**

**Revision: A**

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## INTRODUCTION:

This variation of conditions statement has been prepared to accompany the planning application to variation/remove conditions at Holland House, Lynn Road, East Winch, King's Lynn, Norfolk. The conditions we are seeking to discharge as part of this application have been highlighted.

## CONDITION 1 :

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Action:



Remove, The development commenced on 29/03/2022. Please see above photo showing dwelling as existing showing the development has clearly commenced prior to 20/01/2025.

**CONDITION 2 :**

The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing No. JUL01-05-04 C received 17 Dec 2021 and drawing no. REDW-3409-102 revision -, dated September 2021).

Action:

Vary, The approved drawing JUL01.05.04C has been superseded by JUL01.05.04D.

**CONDITION 3 :**

No development shall commence until the mitigation scheme to improve the site access arrangement onto A47 has been carried out in accordance with Redwood Partnership drawing title: Site Access and Vehicle Track Details, drawing no. REDW-3409-102 revision -, dated September 2021 (or subsequent versions approved in writing by the local planning authority in consultation with Highways England).

Action:



Remove. The proposed access arrangements have been carried out in accordance with the approved drawings. Please see below photo evidence.

**CONDITION 4 :**

Any site entrance gate provided to close the site access shall be set a minimum distance of 5 metres from the carriageway edge and shall be made to open inwards only. This requires confirmation of full compliance with the departmental standards (DMRB) and policies (or approved relaxations/departures from standards).

Action:

No action at present, this condition will be retained in perpetuity.

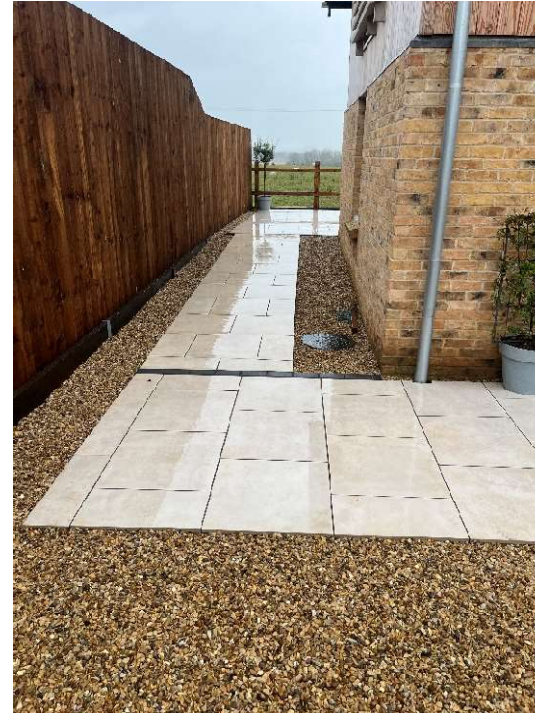


**CONDITION 5 :**

No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

Action:

Vary, The proposed drainage plan has been varied to match what has been implemented on site, Please refer to JUL01.05.06A. The implemented drainage will remain in perpetuity.



**CONDITION 6 :**

No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include: 1. An assessment of the significance of heritage assets present 2. The programme and methodology of site investigation and recording 3. The programme for post investigation assessment of recovered material 4. Provision to be made for analysis of the site investigation and recording 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation 6. Provision to be made for archive deposition of the analysis and records of the site investigation 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

Action:

No action required, this condition was discharged on 10/05/2022.

**CONDITION 7 :**

No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 6.

Action:

Remove, The development was carried out in accordance with



**CONDITION 8 :**

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 6 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured. In this instance the programme of archaeological work would comprise the monitoring under archaeological supervision and control of groundworks associated with the development.

Action:

Remove, please refer to East\_Winch\_Holland\_House\_report.

**CONDITION 9 :**

Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. This shall include a brickwork sample panel, along with samples of the timber boarding. The development shall be carried out in accordance with the approved details.

Action:

No action required, this condition was discharged on 10/05/2022.

**CONDITION 10 :**

No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Action:

No action required, this condition was discharged on 10/05/2022.

**CONDITION 11 :**

No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

Action:

No action at present, this condition will be retained in perpetuity.

**CONDITION 12 :**

The boundary treatments hereby approved shall be completed before the dwelling is occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained in perpetuity.

Action:

Vary, Please refer to drawing JUL01.11.04D that shows the proposed boundary treatments that have been implemented on site.