



**CONDITION CLEARANCE
REPORT
H06-0977-16**

PROPOSED REPLACEMENT DWELLING

AT

BRIDGE HOUSE
FISHERGATE
SUTTON ST JAMES
LINCOLNSHIRE
PE12 0EZ

FOR

MR AND MRS BUTTON

Job No. SE-474

March 2017

Swann Edwards Architecture Limited - Registered in England & Wales No. 07943586.
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Condition 1:

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Construction due to start in 2017.

Condition 2:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Dwg. No's: SE-474-16, SE-474-15 & 5373-1.

Flood Risk Assessment (Prepared by Geoff Beel Consultancy - November 2015)

Noted.

Condition 3:

Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

External walls are to be faced with Hoskins Farmhouse Blend brickwork, or black horizontal timber cladding. The roof is to be natural slate. Please refer to SE-474-25 & 26.

Condition 4:

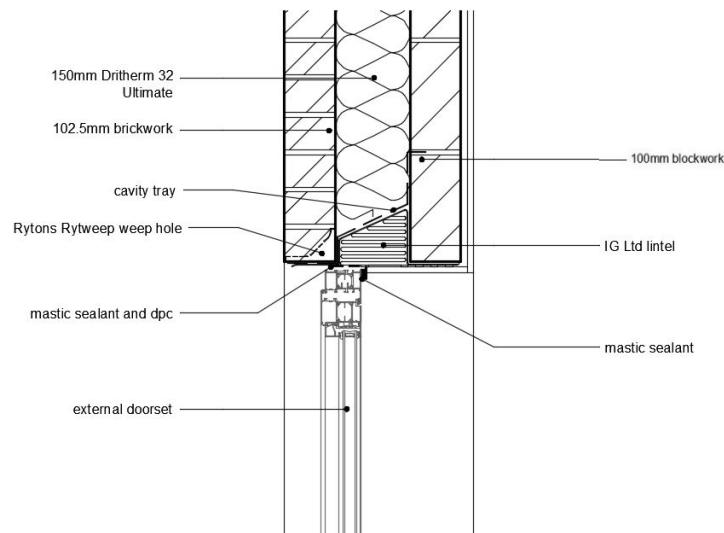
A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site and approved by the Local Planning Authority before the commencement of the development hereby permitted beyond oversite. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.

Noted – A panel is available on site for inspection.

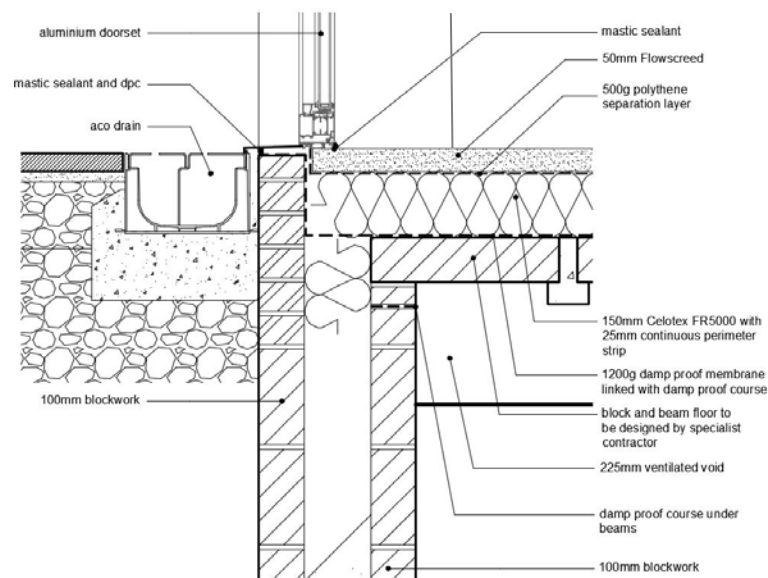
Condition 5:

Details of the design of all external doors and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

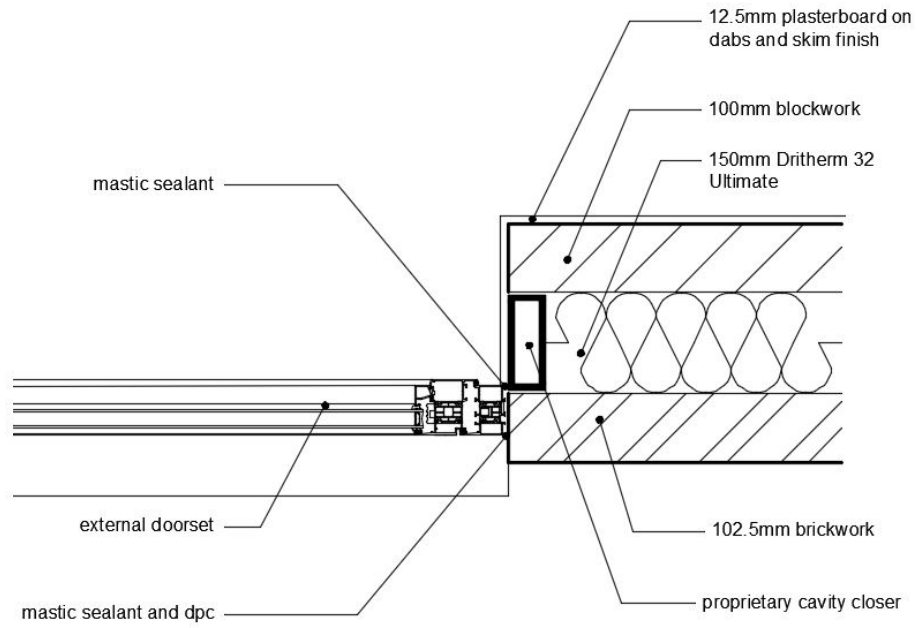
Please see details below, and SE-474-27A



Typical Door Head



Typical Threshold Detail

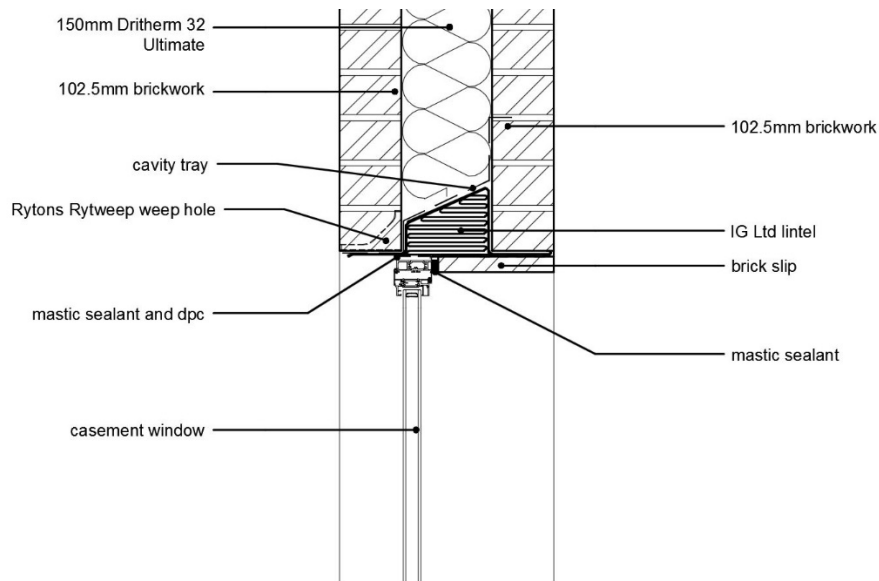


Typical Door Jamb

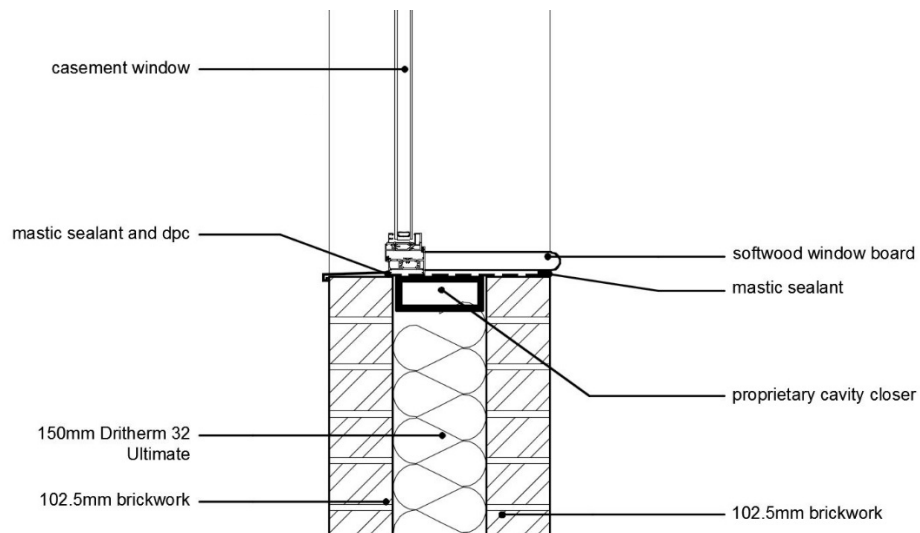
Condition 6:

Details of the window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

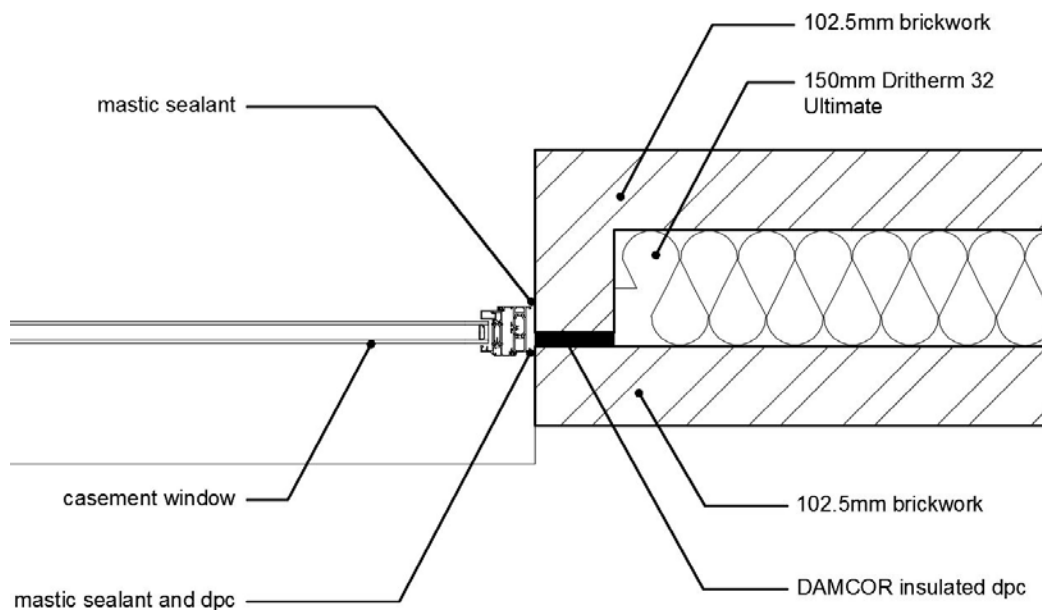
Please see details below, and SE-474-27A



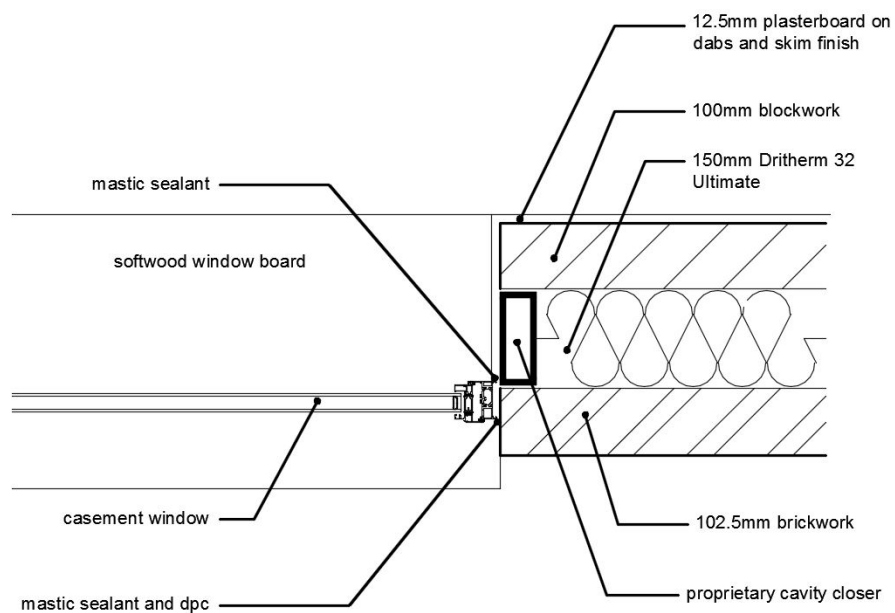
Typical Window Head



Typical Window Cill



Typical Window Jamb – Brick Reveal



Typical Window Jamb – Plasterboard Reveal

Condition 7:

The rainwater goods utilised in the development hereby permitted shall be coloured black and of metal construction and thereafter so maintained.

Noted - Please see SE-474-27A.

Condition 8:

The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used.

Noted - Please see SE-474-27A.

Condition 9:

Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

Please see SE-474-28. The electricity meter is existing and freestanding. All soil vent pipes are internal and terminate at tile/ridge vents in the roof.



The Existing Electricity Meter.

Condition 10:

The scheme of landscaping, tree planting and boundary treatment shown on dwg. no. SE- 474-15 shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Noted.

Condition 11:

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (Prepared by Geoff Beel Consultancy - November 2015) and in particular the following mitigation measures detailed within:

- Finished floor levels shall be set at 3.2mAOD;
- Flood resilient and resistant construction measures shall be incorporated throughout the dwellings;
- The dwellings shall be a minimum of two storeys.

Noted.

Condition 12:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out. i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Noted.