



CONDITION CLEARANCE REPORT
H08-0204-23

PROPOSED PAIR OF SEMI
DETACHED DWELLINGS

AT

ADJ. 21
SALEM STREET
GOSBERTON
SPALDING
PE11 4NQ

FOR

IMN PROPERTIES LTD

Job No. SE-966

May 2023

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.

The proposed construction is to start shortly.

Condition 2

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

Application Form

Heritage Impact Assessment

SE-966 - Design and Access Statement

SE-966 1000 Rev BR03

SE-966 1100 Rev BR03

SE-966 1150 Rev BR03

SE-966 2100 Rev BR03

Email confirming refuse collection arrangements.

The dwellings are to be constructed as the above drawings and documents.

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.



Walls: Render to match existing



Roof: Pantiles to match existing

Condition 4

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.



Doors: UPVC Doors to match existing

Condition 5

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.



Windows: UPVC windows to match existing

Condition 6

Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

The existing boundary fences and walls are to remain, the dividing fence between the two houses is to be 1.8m high close boarded fencing as shown on drawing no. SE-966-BR04.

Condition 7

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.

Electric and gas boxes shown on drawing no. SE-966-2100-BR03, along with vent tiles for svp's, there are no flues.

Condition 8

The windows marked on plan SE-966 2100 Rev BR03 as W2 and 27 at Plot 1 and W2 at Plot 2 shall be obscure glazed using Grade 4 glass, and thereafter so maintained.

Windows as shown on drawing no. SE-966-2100-BR03.

Condition 9

Two swift nest bricks shall be incorporated within the external walls of each of the dwellings hereby approved and shall be retained thereafter.

As shown on drawing no. SE-966-2100-BR03.

Condition 10

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.

Condition 11

The water consumption of each dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of each individual dwelling.

Noted.