



PLANNING CONDITION CLEARANCE REPORT

PROPOSED BARN CONVERSIONS

AT

**LAND ADJ. 66
BROADGATE
SUTTON ST EDMUNDS**

FOR

MR COOPER

Job No. SE-1667

November 2021

1. Condition.

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

The development has started due damage to the roof of Barn 1.

2. Condition.

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

Noted.

3. Condition.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out other than approved by virtue of this planning permission:

- 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.

4. Condition.

Before work is commenced on any building, full details of the existing and proposed site levels and proposed floor levels of the 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 details so approved.

Levels added to drawing.

5. Condition.

Before the commencement of work on any building, elevational and cross sectional plans of the buildings to be converted at a scale of not less than 1:100 illustrating the extent of any proposed demolition and reconstruction including the proposed replacement of any of the existing roof structures and roof timbers shall be submitted to and approved in writing by the Local Planning Authority. No works of demolition/reconstruction or replacement of the existing fabric of the buildings shall be undertaken other than those works so approved.

All works added to drawings.

6. Condition.

None of the existing trees on the site, as outlined in green on dwg. no. SE-651-11, shall be cut down, up-rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority. If any tree which is to be retained dies or is to be removed it shall be replaced within six months thereafter with a tree of such size and species which shall be first be agreed in writing by the Local Planning Authority.

Noted.

7. Condition.

The approved scheme of landscaping and tree planting shall be carried out in its entirety within a period of 12 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.

8. Condition.

All new and replacement brickwork utilised in carrying out the development hereby permitted shall match as closely as possible that of the existing building on the site to which it relates in terms of the type of brickwork, mortar mix and method of bonding.

Noted.

9. Condition.

Before work is commenced on any building full details of the materials to be used for the external roof of the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority, and all roofing materials used in the development shall conform to the details so approved.

Natural slate covering to all roofs.

10. Condition.

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 constructed in timber and installed in accordance with the approved details.

Detail drawing included.

11. Condition.

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.

Detail drawing included.

12. Condition.

Notwithstanding details accompanying the application, all new window frames, glazing bars and external door frames shall be of timber construction, stained dark brown and thereafter so maintained.

All joinery is to be timber.

13. Condition.

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

Noted.

14. Condition.

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.

15. Condition.

The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment forming part of this planning application.

Noted.

16. Condition.

Before work is commenced on any building full details of the proposed means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Individual mini treatment plants to be installed as part of the building regulation application.

17. Condition.

Before work is commenced on any building full details of the proposed soakaway system for the disposal of surface water from the development hereby permitted, including percolation test results, shall be submitted to and approved in writing by the Local Planning Authority. This shall include the calculations undertaken to determine the volume of storage required. Should the percolation test results be considered unacceptable by the Local Planning Authority details of an alternative means of providing for surface water

drainage shall be submitted for consideration. The approved means of surface water drainage shall be implemented in full before the development hereby permitted is first brought into use.

Surface water to go to soakaways designed in accordance with BRE365 and approved by building control.

18. Condition.

Work shall not be commenced on any building until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:

- i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk- top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
- ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
- iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.
- iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met. Report by Goldfinch Environmental attached to the application.

19. Condition.

Before work is commenced on any building details of boundary treatment/screening shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implanted in its entirety prior to occupation of any building and shall thereafter be retained in its entirety.

Fencing shown on site plan.

20. Condition.

The development hereby permitted shall be carried out strictly in accordance with the recommendations within the ecological assessment prepared by Philip Parker Associates accompanying this application.

Noted.

21. Condition.

Development shall not be commenced on site during the period of March to September inclusive.

Noted.

22. Condition.

At least 1 month before work is commenced on any building a barn owl box and a little owl box shall be installed on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. They shall thereafter be retained on site and be permanently made available for use for that purpose.

Barn Owl and Little Owl boxes added to site plan.

23. Condition.

Before the building is occupied a Barn Owl loft shall be installed within "Barn 1" in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The Barn Owl loft shall thereafter be retained within the building and be permanently made available for use for that purpose.

Noted.

24. Condition.

Before work is commenced on any building 6 no. bat boxes shall be installed on suitable trees in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Boxes added to site plan.

25. Condition.

A bat box shall be installed on each building prior to occupancy in accordance with details to be submitted to and approved in writing by the Local Planning Authority. They bat boxes shall thereafter be retained and be made available for use.

Boxes added to site plan.

26. Condition.

Details of any external lighting to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority prior to installation. It shall thereafter be installed in accordance with the approved details.

Lights added to site plan.