



Condition Application

Convert existing public house to dwelling and erection of new dwelling at

New Saracens Head Washway Road Holbeach

H23-1094-22

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

NOTED

2 The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents: Application Form Site Location Plan SD22-029/2 SD22-029/3 SD22-029/4B SD22-029/5 SD22-029/6 Page 1 of 8 DC_FINAL_DECISION - ODB:14 SD22-029/8 SD22-029/9 SD22-029/1G Design and Access Statement SD22-029/DAS Flood Risk Assessment (Ellingham Consulting Ltd, November 2022)

NOTED

3 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment Ellingham Consulting Ltd, (November 2022) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the property is first occupied: - Finished floor levels shall be 300mm above existing ground level; - Flood resilient construction shall be incorporated within the development up to 300mm above finished floor level.

NOTED AND FLOOR LEVELS SHOWN ON SITE PLAN AS SUBMITTED WITH THIS APPLICATION.

4 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas and

garden/amenity areas, including any mitigation measures arising as a consequence (for example increased height of boundary treatment), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and retained in accordance with the details so approved. Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

THE PLOT IS COMPLETELY FLAT, AS SHOWN ON SITE LEVEL SURVEY, THE EXISTING BUILDING IS SET 300MM HIGHER THAN THE GROUND LEVEL AS SHOWN ON LEVEL SURVEY, LEVELS ARE NOT TO BE RAISED FURTHER ON THE PUB, LEVEL OF THE NEW DWELLING WILL BE 300MM HIGHER AS ADVISED BY TIM ELLINGHAM, GROUND LEVELS OF THE SITE ARE TO REMAIN UNCHANGED.

5 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. Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

SUBMITTED SITE PLAN ACCOMPANYING THIS APPLICATION SHOWS THE SITE LEVELS, EXISTING PUB IS ALREADY SET 300MM ABOVE GROUND LEVEL.

6 Before the commencement of the development hereby granted, details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

EXISTING MAIN SEWER WILL BE USED FOR THE DISPOSAL OF FOUL WATER VIA EXISTING LOCATED IN EXISTING DRIVEWAY (The existing building is connected to the main sewer and the new proposed house will be also connected into the existing run as an Indirect Connection to a private drain that's run into a public sewer as already shown on planning approved drawings.

SURFACE WATER HAS BEEN CALCULATED VIA INFILTRATION TEST AND PERCOLATION REPORT AS SUBMITTED WITH THIS CONDITIONS APPLICATION.

7 Before the commencement of the development hereby permitted beyond oversight, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. 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.

THE SITE HAS 2 MATURE CHERRY TREES AT THE REAR AND THE REST WILL BE LAWNED, INCLUDING THE NEW DWELLING. EXISTING FRONT HEDGE WILL BE REMOVED.

8 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.

NO MAINS GAS IN THE VILLAGE SO NO GAS BOXES OR FLUES REQUIRED. ELECTRICITY BOX IN THE EXISTING BUILDING AND THE NEW ELECTRICITY BOX FOR THE PROPOSED HOUSE WILL BE LOCATED ON THE OUTSIDE GARAGE WALL.

SOIL AND VENT PIPES ARE ALREADY SHOWN ON THE PLANNING APPROVED DRAWINGS ASSOCIATED WITH APPLICATION H23-1094-22.

9 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority: 1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements). 2. A methodology and timetable of site investigation and recording 3. Provision for site analysis 4. Provision for publication and dissemination of analysis and records 5. Provision for archive deposition 6. Nomination of a competent person/organisation to undertake the work 7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook. The archaeological site work shall only be undertaken in accordance with the approved written scheme.

PLEASE SEE ATTACHED REPORT FROM WRSH23 WSI AND PLANS ASSOCIATED WITH THIS CONDITION APPLICATION

10 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 9 above in order to facilitate adequate monitoring arrangements.

THIS WILL BE COMPLETED BY THE ARCHEOLOGICAL TEAM AS STANDARD. EMAIL CORRESPONDENCE ENCLOSED.

11 A copy of the final report required in connection with Condition 9 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

THIS WILL BE SENT WITH AN ADDITIONAL CONDITIONS APPLICATION AS ADVISED IN EMAILS AS SENT WITH CONDITION 10

12 Before the commencement of the development hereby permitted beyond oversight full details of ecological biodiversity measures to be installed in conjunction with the development shall be submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be constructed/installed in accordance with the Notes: details so approved prior to the development being brought into use and shall thereafter be retained.

AS RECOMMENDED SWIFT BOXES WILL BE INSTALLED TO THE NEW DWELLING WITH 3 BOXES IN TOTAL. EXISTING CHERRY TREES AS SHOWN ON SITE PLAN WILL REMAIN, GRASSED LAWN FOR BOTH PROPERTIES AS SHOWN ON SITE PLAN (ALEXANDRA DESIGN).