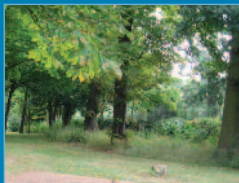


Standard Conditions, Reasons and Informatives



Councillor Hannah David, Housing and Planning Portfolio Holder
Polly Harris Gorf, Head of Planning and Building Control

January 2010

Large print and languages

Hertsmere Borough Council aims to provide information in alternative formats where possible.

If you would like a document in a different language or format please call 020 8207 7445 or email customer.services@hertsmere.gov.uk and we will do our best to help.

Please allow sufficient time for any document to be translated.

تهدف بلدية منطقة هارتسمير (Hertsmere Borough Council) إلى توفير المعلومات بصيغ بديلة إذا كان ذلك ممكناً.

إذا اردت أي وثيقة بلغة أو بصيغة أخرى يرجى الاتصال برقم الهاتف 020 8207 7445 أو إرسال بريد إلكتروني customer.services@hertsmere.gov.uk وسنبدّل قصارى جهدنا لمساعدتك. يرجى منحنا وقتاً كافياً لترجمة أي وثيقة مطلوبة.

Hertsmere 自治区政府旨在可能的情况下提供信息的其它格式版本。

如果你想得到以简体中文或其它格式制作的版本，请致电 020 8207 7445，或发送电邮至 customer.services@hertsmere.gov.uk，我们将尽力提供帮助。请预留足够的时间，以便让我们完成有关文件的翻译。

Rada miejska Hertsmere Borough Council zamierza dostarczać wszelkie informacje, tam gdzie jest to możliwe, w różnych formatach.

Jeżeli ktoś chciałby otrzymać dokument w innym języku lub formacie proszony jest zatelefonować na numer 020 8207 7445 lub przesłać e-mail do customer.services@hertsmere.gov.uk a my zrobimy wszystko by pomóc. Prosimy uwzględnić czas na przetłumaczenie każdego dokumentu.

ਚਰਟਸਮੀਅਰ ਬੋਰੋ ਕੌਂਸਿਲ ਜਿੱਥੇ ਵੀ ਹੋ ਸਕੇ, ਜਾਣਕਾਰੀ ਹੋਰ ਰੂਪਾਂ ਵਿੱਚ ਦੇਣ ਦਾ ਯਤਨ ਕਰਦੀ ਹੈ।

ਜੇ ਤੁਹਾਨੂੰ ਕੋਈ ਦਸਤਾਵੇਜ਼ ਕਿਸੇ ਹੋਰ ਭੋਲੀ ਵਿੱਚ, ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿੱਚ ਚਾਹੀਦਾ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਨੰਬਰ 020 8207 7445 'ਤੇ ਫ਼ੋਨ ਕਰ, ਜਾਂ ਇਸ ਪਤ customer.services@hertsmere.gov.uk 'ਤੇ ਈਮੇਲ ਭੇਜੋ। ਅਸੀਂ ਤੁਹਾਡੀ ਮਦਦ ਕਰਨ ਦੀ ਪੂਰੀ ਕੋਸ਼ਿਸ਼ ਕਰਾਂਗੇ। ਕਿਰਪਾ ਕਰਕੇ ਇਹ ਯਾਦ ਰੱਖੋ ਕਿ ਦਸਤਾਵੇਜ਼ ਦਾ ਤਰਜਮਾ ਹੋਣ ਨੂੰ ਕੁਝ ਸਮਾਂ ਲਗਦਾ ਹੈ।

Conditions

The standard conditions set out in this booklet are designed to assist planning officers in dealing with applications in an efficient and consistent manner. They cover most of the circumstances where conditions will be needed, but they are not exhaustive. Some cases will require one or more of the standard conditions to be amended, or a completely new “non-standard” condition to be drawn up.

Some of the standard conditions require text to be inserted or deleted, depending on the particular circumstances of the case.

Circular 11/95 “The Use of Conditions in Planning Permissions”) provides detailed guidance. This guidance has been used in drawing up the standard conditions, many of which are based on the model conditions contained in Appendix 1 of the Circular.

Conditions must fairly and reasonably relate to the development proposed. Circular 11/95 sets down six tests that conditions should meet. These are that the condition should be:

- a) necessary;
- b) relevant to planning;
- c) relevant to the development to be permitted;
- d) enforceable;
- e) precise; and
- f) reasonable in all other respects.

Reasons

Local planning authorities are required to give reasons for the imposition of each condition [Town and Country Planning (General Development Procedure) Order 1995, Article 22].

A suggested reason for each standard condition is given. In general, the use of these will assist in ensuring that applications are dealt with efficiently and consistently. However, it is important to check in relation to each condition to be imposed that the wording is appropriate to the circumstances of the case. If not, the case officer should revise or replace it. If difficulty is experienced in formulating the appropriate reason, this would suggest that the condition is not, in fact, necessary.

It is essential that the operation of the planning system should command public confidence. The sensitive use of conditions can improve development control and enhance that confidence. The use of conditions in an unreasonable way, however, so that it proves impracticable or inexpedient to enforce them, will damage such confidence and should be avoided. The imposition of unreasonable conditions can result in an appeal against that condition, and subsequently the application for, and award of, costs against the Council.

When applications come to appeal, the Secretaries of State or Planning Inspectors welcome reasoned suggestions from the parties as to conditions that they would find acceptable if permission were granted. Such conditions will be fully examined and may or may not be adopted, but conditions will not be imposed if they are considered to be invalid or if they are unacceptable on policy grounds.

Additional considerations

Requesting details during the application stage.

- The assessment and discharge of details submitted in relation to planning conditions is often time-consuming, and may create a considerable administrative burden on planning officers, in addition to the additional fee requirement for the applicant for the discharge of conditions. It may also hamper general

efficiency, for example, necessitating multiple site visits by an officer to check details as they are submitted.

- It is quite reasonable to request details of landscaping, site levels, materials, boundary treatments etc during the lifetime of an application, enabling the Officer or Members to make a decision on the basis of a thorough and detailed application, with a corresponding reduce number of conditions. This method of working is also preferable with regard to matters that require a separate professional assessment, such as highways or arboricultural matters, as the relevant consultee will be more likely to be able to give a fully informed opinion on the merits of a scheme before a formal decision is made. An early assessment of new applications is necessary here, in order to allow time for an applicant to submit any required details.

Pre-commencement conditions.

- In order for development/use to benefit from planning permission, it is necessary to comply with the conditions attached to the decision of the planning authority. Therefore, where a condition is required to be discharged 'prior to the commencement of works' is not complied with (and works begin on site regardless), then the development will not actually benefit from the consent. There is no 'Breach of condition' as such in this instance. Instead the works will comprise unauthorised development and may require enforcement action.
- Therefore, when attaching a condition that is required to be discharged prior to the commencement of works (and which cannot be addressed during the lifetime of the application), consider whether these conditions could be assessed during the initial construction phase.
- For example, the initial phases of work on a major site, such as demolition and site clearance, may have implications regarding some planning conditions, (the protection of trees on site, for example), which might therefore require the submission of details prior to the commencement of works. However, the same initial works are unlikely to affect the reasonable assessment and discharge of other details, (for example, new landscaping). Therefore, it may be appropriate to assess such details during the construction phase, and re-word the condition accordingly.

Informatives

Informatives are notes for the applicant that are included in the decision letter. Their main purpose is to provide guidance on matters such as the need to obtain other statutory consents or to comply with other statutory requirements or details of reserved matters (in the case of outline permissions). They are advisory only and should be kept as simple and non-legalistic as possible. Detailed references to legislation are in most cases not particularly helpful to the applicant.

As a general rule, informatives that advise the applicant to contact another department or agency should contain full and up-to-date contact details (name, address, phone number and e-mail address – where known). The text of all informatives that refer to another department/agency should be cleared with the department/agency first.

The list and schedule of informatives cover most of the matters on which information or advice may be required. However, new or "non-standard" informatives may need to be added (for example, to advise the applicant to consult a neighbour about a particular aspect of the development).

List of Conditions

CA: Statutory Time Limits, Temporary Permissions

- CA01 Development to Commence by - Full
- CA02 Development to Commence by - Outline
- CA03 Approval of Reserved Matters - Outline
- CA04 Development to Commence - LB & CA
- CA07 Temporary Permission - Buildings
- CA08 Temporary Permission - Use
- CA11 Notification of Start of Development

CB: Physical Environment, Landscaping and Trees

- CB01 Materials to Match
- CB02 Prior Submission - External Surfacing
- CB03 Prior Submission - Hard Surfacing
- CB04 Prior Submission - Levels
- CB07 Roof Not to be Balcony
- CB08 No New Windows
- CB09 Obscure Non-Opening Windows
- CB12 Fencing/Walls Erected As Shown
- CB13 Prior Submission - Fencing etc (General)
- CB14 Fencing etc (Specific)
- CB15 No New Means of Enclosure
- CB18 Prior Submission - Tree Surveys
- CB19 Prior Submission-Hard & Soft Landscaping
- CB20 Prior Submission - Underground Works
- CB21 Prior Submission & Deploy Tree Protection
- CB22 Landscape Management
- CB23 Landscape Maintenance
- CB24 Remedial Tree Works
- CB25 Treatment of retained trees
- CB26 Notice of Tree Works and major operation
- CB27 Site supervision
- CB28 Protection of habitats
- CB29 Removal of telecom masts
- CB30 Development in accordance with Approved Plans

CC: Removal of Permitted Development Rights

- CC01 No New Enlargements to Dwellings
- CC02 No New Outbuildings for Dwellings
- CC03 No New Hardstanding or Access
- CC05 No Garage Alterations/Conversions

CD: Listed Buildings, Conservation Areas, Archaeology

- CD01 Retention of Historic Features
- CD02 Storage of Original Features
- CD03 Match External/Internal Works etc
- CD04 Prior Submission - Sample Brick
- CD05 Prior Submission - Internal Construction
- CD06 Prior Submission - External Construction
- CD07 Restoration Internal/External Works
- CD08 Demolition by Hand
- CD09 Prior Submission - Replacement Contract
- CD10 Prior Submission - Building Recording
- CD11 Prior Submission & Deploy -Building Protection
- CD12 Prior Submission & Deploy - Archaeology Study
- CD14 Archaeological Observation

CE: Access, Parking, Construction Traffic and Management

- CE01 Prior Submission - Access etc. Details
- CE02 Completion of Access etc (Before Works)
- CE03 Completion of Access etc (Before Use)
- CE04 Existing Access(es) to be Closed
- CE05 Access Gradient to Standards
- CE06 Access Width to Standards
- CE07 Sight lines (Vehicles) to Standards
- CE08 Pedestrian Visibility to Standards
- CE09 Garage/Gates to be Set Back
- CE10 Prior Submission - Loading & Turning
- CE11 Surfaced Turning Space
- CE12 Prior Submission - Car Parking Scheme
- CE14 Car Parking as Shown
- CE15 Car Parking to be Marked Out
- CE16 Construction Management
- CE17 Wheel Cleaning Facilities
- CE18 Green Travel or Transport Plan

CF: Housing and Occupancy

- CF01 Prior Submission - Affordable Housing Scheme
- CF02 Personal Occupancy Permission
- CF03 Agricultural Worker's Occupancy
- CF04 Retention as Annex to Dwelling

CG: Drainage and Contamination

- CG01 Prior Submission - Surface Water Run-Off
- CG02 Prior Submission - Drainage Impact Study
- CG03 Site Characterisation
- CG04 Submission of Remediation Scheme
- CG05 Implementation of approved remediation
- CG06 Reporting of Unexpected Contamination
- CG07 Long Term Monitoring & Maintenance
- CG08 Fuel/Chemical Storage
- CG09 Sewerage

CH: Commercial Premises

- CH01 Personal Permission
- CH02 Particular Use Only
- CH03 Use Restricted to Building
- CH04 Amalgamation & Subdivision of Units
- CH05 No New Building Enlargement
- CH06 Removal of Takeaway Rights
- CH07 No External Storage
- CH08 Height of Outdoor Storage
- CH09 Hours of Use
- CH10 Hours of Working
- CH11 Prior Submission - Noise attenuation
- CH12 Prior Submission, Insulation (Buildings)
- CH13 Insulation (Plant & Machinery)
- CH14 Noise Levels at Boundaries
- CH15 Machinery Operating Times
- CH16 Prior Submission-Security Lighting CCTV
- CH17 No External Lighting
- CH18 Prior Submission - Extraction Vents etc
- CH19 Prior Submission - Refuse Storage & Recycling
- CH20 Prior Submission - Access for Disabled

CJ: Advertisements

- CJ01 Statutory - Time Limit
- CJ02 Statutory - Keep Clean & Tidy
- CJ03 Statutory - Keep Safe
- CJ04 Statutory - Removal
- CJ05 Statutory - Owner's Permission
- CJ06 Statutory - Highway Safety etc
- CJ07 Illumination Time Limit

- CJ08 Intensity of Illumination
- CJ09 Temporary Consent Advertisements(s)
- CJ10 Type of illumination (Advertisement(s))

CP: General Permitted Development Order (Lawful Certificates).

- CP01 GPDO 2008 A3 (a)
- CP02 GPDO 2008 A3 (b)
- CP03 GPDO 2008 A3 (c)
- CP04 GPDO 2008 B2 (a)
- CP05 GPDO 2008 B2 (b)
- CP06 GPDO 2008 B2 (c)
- CP07 GPDO 2008 C2
- CP08 GPDO 2008 F1
- CP09 GPDO 2008 H2 (a)
- CP10 GPDO 2008 H2 (b)

Reasons

- CR01 Development to commence by - Full
- CR02 Development to Commence by - Outline
- CR03 Approval of Reserved Matters - Outline
- CR04 Development to Commence by (LB &CA)
- CR05 Advertisements - Statutory
- CR06 Non-Specific
- CR07 Notification of Start of Development
- CR08 Visual Amenity - Residential
- CR09 Visual Amenity - Employment
- CR10 Visual Amenity - Residential (variant)
- CR11 Residential Amenity (includes privacy)
- CR12 Visual & Residential Amenities
- CR13 Listed Buildings 1
- CR14 Listed Buildings 2
- CR15 Conservation Areas
- CR16 Archaeology 1
- CR17 Archaeology 2
- CR18 Highway Traffic Flow
- CR19 Highway Turning
- CR20 Highway Site Visibility
- CR21 Highway Forward Gear
- CR22 Highway Alterations
- CR23 Highway Parking Provision

CR24	Highway Parking On-Site
CR25	Disability Parking
CR26	Disability Provision
CR27	Landscape/Trees Provision
CR28	Landscape/Trees Protection
CR29	Landscape/Trees Underground
CR30	Agricultural Workers (Green Belt)
CR31	Granny Annexes
CR32	Drainage Overload
CR33	Drainage Downstream
CR34	Noise
CR35	Sub-Division of Development
CR36	Withdrawal of P D Rights
CR37	Wheel Cleaning
CR38	Levels
CR39	Removal of Telecom masts
CR40	Affordable Housing
CR41	Adverts - Hours/Illumination Intensity
CR42	Green Travel Plan
CR43	Advertisements - General
CR44	Land Contamination
CR45	Construction Management
CR46	Standard Policy
CR99	Non standard Reason for a Condition
CZ99	Non Standard Condition
GRNT	Reason For Granting
REF1	Non Standard Reason for refusal

Informatives

1101	Based on the plans listed
1102	Reason based on development plan policy
1103	Associated s.106 obligations
1104	Compliance with conditions (outline)
1105	Crossover to Roads in Hertfordshire
1106	Development to be on land in the applicants control
1107	Duty to consult Royal Commission (Listed B)
1108	Caravan site licences
1109	Name & number of new road and property
N101	Non standard informative

Planning Standard Conditions and Reasons

Code Description

Full Text

Conditions

CA: Statutory Time Limits, Temporary Permissions

CA01 Development to Commence by - Full

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: CR01

CA02 Development to Commence by - Outline

Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Plans and particulars of the reserved matters referred to above, relating to the siting, design and external appearance of any building to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason: CR02

CA03 Approval of Reserved Matters - Outline

- a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- b) The development hereby permitted shall be begun before the expiration of two years from the date of this permission, or before the expiration of three years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: CR03

CA04 Development to Commence - LB & CA

The development hereby permitted shall be begun not later than the expiration of three years from the date on which this consent is granted.

Reason: CR04

CA07 Temporary Permission - Buildings

The building hereby permitted shall be removed and the land restored to its former condition on or before [DATE] in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: CR 06

CA08 Temporary Permission - Use

The use hereby permitted shall be discontinued and the land restored to its former condition on or before [DATE] in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: CR06

CA11 Notification of Start of Development

No development shall commence on site until the expiration of 21 days from the date written notice is given to the local planning authority of the intention to start development works.

Reason: CR07

CB: Physical Environment, Landscaping and Trees**CB01 Materials to Match**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: CR08

CB02 Prior Submission - External Surfacing

NO DEVELOPMENT SHALL TAKE PLACE UNTIL samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: CR08

CB03 Prior Submission - Hard Surfacing

NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all materials to be used for hard surfaced areas within the site including roads, driveways and car parking area have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details so approved.

Reason: CR08

CB04 Prior Submission - Levels

NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the proposed finished floor levels; ridge and eaves heights of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of surrounding property. The development shall be carried out as approved.

Reason: CR38

CB07 Roof Not to be Balcony

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: CR11

CB08 No New Windows

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking and re-enacting that Order with or without modification), no windows, doors or other openings other than those expressly authorised by this permission shall be constructed.

Reason: CR08, or CR09, or CR11, or CR12

CB09 Obscure Non-Opening Windows

The window(s) to be created in the [SPECIFY] floor [SPECIFY] elevation shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: CR11

CB12 Fencing/Walls Erected As Shown

NO OCCUPATION OR USE OF THE DEVELOPMENT SHALL TAKE PLACE UNTIL all walls and fences indicated on the approved plans have been erected. Thereafter the hereby approved boundary treatment(s) shall be permanently retained and maintained.

Reason: CR08, or CR09, or CR11, or CR12

CB13 Prior Submission - Fencing etc (General)

NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to, and approved in writing by, the Local Planning Authority. PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.

Reason: CR08, or CR09, or CR11, or CR12

CB14 Fencing etc (Specific)

PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT a [SPECIFY] high wall or close-boarded fence shall be erected along the [SPECIFY] boundary. The wall or fence shall be permanently retained and maintained.

Reason: CR11, or CR12

CB15 No New Means of Enclosure

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking and re-enacting that Order with or without modification), no new fences, gates, walls or other means of enclosure shall be erected without the prior written approval of the Local Planning Authority.

Reason: CR08, or CR09, or CR10, or CR12

CB18 Prior Submission - Tree Surveys

PRIOR TO COMMENCEMENT OF DEVELOPMENT the following details shall be submitted to and approval in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details, that is:

- a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;
- b) details of the species, diameter (measured in accordance with paragraph a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs c) and d) below apply;
- c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree, or any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree];
- e) details of the specification and position of fencing [and of any measures to be taken] for the protection of any retained tree from damage before or during the course of development.

Reason: CR38

CB19 Prior Submission-Hard & Soft Landscaping

NO DEVELOPMENT (including any demolition, earthworks or vegetation clearance) SHALL TAKE PLACE BEFORE a scheme of landscaping, phased in relation to any phasing of the development, which shall include details of both hard and soft landscape works and earthworks, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: CR27

CB20 Prior Submission - Underground Works

NO DEVELOPMENT SHALL TAKE PLACE BEFORE detailed drawings of all existing and proposed underground works, including foundations, drainage and those of statutory undertakers, have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include the location, extent and depth of all excavations and these works shall be carried out and completed in accordance with the details as approved.

Reason: CR29

CB21 Prior Submission & Deploy Tree Protect

NO WORKS OR DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme for the protection of the existing trees (other than those the removal of which has been granted express permission in writing by the Local Planning Authority) has been submitted to and approved in writing by the Local Planning Authority. Such a scheme will comply with the provisions of BS5837 ("Trees in relation to construction – 1990") and BS 3998 ("Recommendations for tree works – 1989"). The approved scheme for the protection of the existing trees shall be implemented BEFORE DEVELOPMENT COMMENCES and be maintained in full until the development has been completed.

Reason: CR28

CB22 Landscape Management

PRIOR TO COMMENCEMENT OF DEVELOPMENT a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved management plan.

Reason: CR27

CB23 Landscape Maintenance

NO DEVELOPMENT SHALL TAKE PLACE UNTIL a schedule of landscape maintenance for a period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: CR27

CB24 Remedial Tree Works

PRIOR TO COMMENCEMENT OF DEVELOPMENT details of any remedial works to trees that are to be retained on site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details of any remedial works.

Reason: CR27

CB25 Treatment of retained trees

“Retained tree” means an existing tree that is to be retained in accordance with the approved plans and particulars; and paragraphs 1. and 2. below shall have effect until the expiration of 3 years from the date of the first occupation of the building for its permitted use.

1. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998 (Tree Work).
2. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
3. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: CR28

CB26 Notice of Tree Works and major operation

The applicant shall give 10 days' written notice to the Local Planning Authority prior to carrying out the approved tree works.

Reason: CR07

CB27 Site supervision

No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The works or development shall be carried out in accordance with the approved scheme of supervision for the arboricultural protection measures.

Reason: CR28

CB28 Protection of habitats

No removal of trees/scrub/hedges shall be carried out on site between 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority.

Reason: CR06

CB29 Removal of telecom masts

Within three months of cessation of the use and operation of the telecommunications mast and equipment on this site the mast, compound, all associated equipment and paraphernalia shall be removed and the land restored to its former condition and use.

Reason: CR39

CB30 Development in accordance with Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the Informative below.

Reason: CR08, or CR09, or CR12

CC: Removal of Permitted Development Rights

CC01 No New Enlargements to Dwellings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking and re-enacting that Order with or without modification), there shall be no enlargement or extension of the dwelling(s) hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.

Reason: CR08, or CR11, or CR12

CC02 No New Outbuildings for Dwellings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking and re-enacting that Order with or without modification), no new building or enclosure shall be constructed within the application site without the prior written approval of the Local Planning Authority.

Reason: CR08, or CR11, or CR12

CC03 No New Hardstanding or Access

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking and re-enacting that Order with or without modification), no new hardstanding for vehicles shall be constructed on, nor means of vehicular access to the highway be formed, laid out or constructed within the site without the prior written approval of the Local Planning Authority.

Reason: CR08, or CR09, or CR11, or CR12, or CR19

CC05 No Garage Alterations/Conversions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking and re-enacting that Order with or without modification), no internal or external alterations shall take place to any garage, which would preclude its use for housing motor vehicles without the prior written approval of the Local Planning Authority.

Reason: CR22

CD: Listed Buildings, Conservation Areas, Archaeology

CD01 Retention of Historic Features

- (a) All existing historic features shall be retained in situ, except where indicated otherwise on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.
- (b) None of the timbers forming the structural frame of the building(s) shall be cut, removed or otherwise altered, except where indicated otherwise on the approved drawings, unless otherwise agreed in writing by Local Planning Authority.
- (c) None of the lime plaster/lath and plaster finishes shall be removed, except where indicated otherwise on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority.

Reason: CR13

CD02 Storage of Original Features

Details of the method of storage and proposed re-use of the [SPECIFY] shall be submitted in writing to the Local Planning Authority prior to commencement of development. Storage/re-use of the [SPECIFY] shall occur in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: CR13

CD03 Match External/Internal Works etc

Except where indicated otherwise on the approved drawings or as required by any condition(s) attached to this consent, all new external and internal works and finishes, works of making-good and dimensions and profiles of joinery, shall match the existing original adjacent work in respect of materials used, detailed execution and finished appearance.

Reason: CR13

CD04 Prior Submission - Sample Brick

NO DEVELOPMENT SHALL TAKE PLACE BEFORE sample panels of brickwork demonstrating the colour, texture, bond and pointing of the brickwork have been constructed on site. The Local Planning Authority shall approve in writing the colour, texture, bond and pointing of the brickwork prior to development commencing and the development shall be carried out in accordance with the approved details. The sample panel shall be retained on site until development is completed or removal is approved in writing by the Local Planning Authority.

Reason: CR13

CD05 Prior Submission - Internal Construction

NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all internal construction Works, the methods, materials and components to be used in the Works have been submitted to and approved in writing by the Local Planning Authority. Works shall include (but are not limited to) structural strengthening, timber re-jointing, re-plastering, providing service routes and alteration, replacement or maintenance of architectural features. The development shall be completed in accordance with the approved details.

Reason: CR13

CD06 Prior Submission - External Construction

NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all external construction Works, the methods, materials and components to be used in the Works have been submitted to and approved in writing by the Local Planning Authority. Works shall include (but are not limited to) alteration, replacement or maintenance of brickwork, bonding, mortar, roof materials, fenestration, rainwater goods and decorative features. The development shall be undertaken in accordance with the approved details.

Reason: CR13

CD07 Restoration Internal/External Works

Within three months of the cessation of the approved use of the building the works hereby permitted shall be reversed/removed and the building shall be restored to its former condition and use, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason: CR13

CD08 Demolition by Hand

The demolition works hereby permitted shall be carried out by hand or using tools held in the hand other than power-driven tools. All materials arising from the demolition works shall be securely stored in a condition and location to be approved in writing by the Local Planning Authority PRIOR TO COMMENCEMENT OF DEMOLITION WORKS.

Reason: CR13

CD09 Prior Submission - Replacement Contract

The demolition hereby approved shall not commence before:

- (a) a contract for the carrying out of the works of redevelopment of the site has been entered into, and
- (b) planning permission has been granted for the redevelopment for which that contract makes provision.

Reason: CR15

CD10 Prior Submission - Building Recording

NO DEMOLITION OR DEVELOPMENT SHALL TAKE PLACE BEFORE the applicant, or his/her agent or successors in title, has secured the implementation of a programme of building recording and analysis or watching brief. Details are to be submitted to and approved in writing by the Local Planning Authority prior to demolition/development commencing. The recording/watching brief is to be undertaken throughout the course of works affecting the below ground deposits and historic fabric of the building(s) concerned. The recording/watching brief is to be carried out by a professional archaeological/building recording consultant or organisation in accordance with the approved details.

Reason: CR14

CD11 Prior Submission & Deploy -Building Protection

NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the position, height and type of protective fencing for the archaeological site or monument have been submitted to, and approved in writing by the Local Planning Authority. The fencing shall be erected as approved BEFORE ANY DEVELOPMENT TAKES PLACE and no works or storage shall take place within the fence, and the fence shall be retained in situ and be maintained until the development has been completed.

Reason: CR16

CD12 Prior Submission & Deploy - Archaeology Study

NO DEVELOPMENT SHALL TAKE PLACE BEFORE the applicant, their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in full in accordance with the approved scheme.

Reason: CR17

CD14 Archaeological Observation

The developer shall afford access at all reasonable times to any archaeologist approved by the Local Planning Authority and shall allow them to observe the excavations and record items of interest and finds.

Reason: CR17

CE: Access, Parking, Construction Traffic and Management**CE01 Prior Submission - Access etc. Details**

DEVELOPMENT SHALL NOT COMMENCE UNTIL details of the junction between the proposed service road and the highway have been approved in writing by the Local Planning Authority. The building shall not be occupied until that junction has been constructed in accordance with the approved details.

Reason: CR18

CE02 Completion of Access etc (Before Works)

PRIOR TO FIRST OCCUPATION of the hereby approved development all access and junction works shown on the approved plans shall be completed unless otherwise agreed in writing by the Local Planning Authority.

Reason: CR18

CE03 Completion of Access etc (Before Use)

BEFORE THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT the access roads and parking areas shown on the approved plan(s) shall be completed and thereafter permanently retained for parking and manoeuvring purposes.

Reason: CR18

CE04 Existing Access(es) to be Closed

Means of vehicular access to the permitted building shall be from [SPECIFY] Road only.

Reason: CR19

CE05 Access Gradient to Standards

The gradient of the access shall not be steeper than 1 in 20 for the first 5 metres from the back edge of the carriageway.

Reason: CR18

CE06 Access Width to Standards

The access width shall be [SPECIFY] metres and the kerb radii shall be [SPECIFY] metres.

Reason: CR18

CE07 Sight lines (Vehicles) to Standards

Sight lines of (X) metres by (Y) metres shall be provided to the access road serving the development. The sight lines shall be permanently maintained in both directions. There shall be no obstruction to visibility between 0.6m and 2.0m above carriageway level.

Reason: CR20

CE08 Pedestrian Visibility to Standards

Pedestrian visibility splays of 1.7m x 1.7m shall be provided and permanently maintained on both sides of the access to the development [to each plot]. There shall be no obstruction to visibility between 0.6m and 2.0m above carriageway level.

Reason: CR20

CE09 Garage/Gates to be Set Back

The garage and/or the entrance gates shall be set back a minimum of 6m from the highway boundary and maintained at that distance for the life of the development unless otherwise approved in writing by the Local Planning Authority.

Reason: CR24

CE10 Prior Submission - Loading & Turning

NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of on-site facilities for the loading, unloading and turning of vehicles have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided as approved BEFORE THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT and shall be permanently retained.

Reason: CR21

CE11 Surfaced Turning Space

BEFORE THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT details of the location and construction of a turning space for cars/commercial vehicles shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved plans and the turning area shall be thereafter retained.

Reason: CR21

CE12 Prior Submission - Car Parking Scheme

NO DEVELOPMENT SHALL TAKE PLACE BEFORE full details of the number, size, layout, identification and location of car parking spaces, including parking spaces for people with disabilities, have been submitted to, and approved in writing by, the Local Planning Authority. BEFORE THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT these parking spaces shall be provided in accordance with the approved details and thereafter retained for the sole use of parking for the development hereby approved.

Reason: CR23

CE14 Car Parking as Shown

The building shall not be occupied until the area shown on the plan attached hereto [drwg no.] has been drained and surfaced [or other steps as may be specified] and that area shall not thereafter be used for any purpose other than the parking of vehicles for the development hereby approved.

Reason: CR23

CE15 Car Parking to be Marked Out

No [dwelling] shall be occupied until space has been laid out within the site [in accordance with drwg no.] for [x] cars to be parked [and for the loading and unloading of [x] vehicles] [and for vehicles to turn so that they may enter and leave the site in forward gear].

Reason: CR23

CE16 Construction Management

NO DEVELOPMENT SHALL TAKE PLACE BEFORE a method statement for the demolition and/or construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement.

Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel-cleaning facilities during the demolition, excavation, site preparation and construction stages of the development. The method statement shall also include details of the means of recycling materials, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

Reason: CR 06, or CR37

CE17 Wheel Cleaning Facilities

NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of wheel cleaning facilities to be provided during site demolition, excavation, preparation and construction have been submitted to, and approved in writing by, the Local Planning Authority. The approved wheel cleaning facilities shall be installed and operational BEFORE ANY DEVELOPMENT COMMENCES and shall be retained in working order throughout all phases of development. All vehicles leaving the site shall use the wheel cleaning facilities.

Reason: CR37

CE18 Green Travel or Transport Plan

NO DEVELOPMENT SHALL TAKE PLACE BEFORE a Green Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Green Travel Plan shall be implemented upon commencement of the development hereby approved and in line with provisions and timescales set out within the Green Travel Plan.

Reason: CR42

CF: Housing and Occupancy

CF01 Prior Submission - Affordable Housing Scheme

NO DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme for the provision of Affordable Housing has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved scheme. Those dwellings providing Affordable Housing shall be made available to occupants in accordance with the approved scheme or as otherwise agreed in writing by the Local Planning Authority.

Reason: CR40

CF02 Personal Occupancy Permission

The use/development hereby permitted shall be carried on/occupied only by [SPECIFY] and shall be for a limited period being the period (of X years from the date of this letter, or the period) during which the premises are occupied by [SPECIFY] whichever is the shorter. Thereafter the use shall be discontinued and the land restored to its former condition/use in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: CR06, or CR46

CF03 Agricultural Worker's Occupancy

The occupation of the dwelling hereby approved shall be limited to a person solely or mainly working or last working in the locality in agriculture or in forestry or a widow or widower of such a person and to any resident dependants.

Reason: CR30

CF04 Retention as Annex to Dwelling

The extension/building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as [SPECIFY] and shall not be independently occupied.

Reason: CR31

CG: Drainage and Contamination

CG01 Prior Submission - Surface Water Run-Off

NO DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme for the on-site storage and regulated discharge of surface water run-off has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: CR32

CG02 Prior Submission - Drainage Impact Study

NO DEVELOPMENT SHALL TAKE PLACE BEFORE a Drainage Impact Study, a surface water drainage scheme for the site (based on sustainable drainage principles SuDS) and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented before the first occupation and/or use of the development and be constructed in accordance with the approved details.

Reason: CR33

CG03 Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- i) a survey of the extent, scale and nature of contamination;
- ii) an assessment of the potential risks to:
 - human health
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- iii) an appraisal of remedial options, and proposals of the preferred option(s).

This must be conducted in accordance with DEFRA and Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: CR44

CG04 Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: CR44

CG05 Implementation of approved remediation

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: CR44

CG06 Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition [CG03], and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition [CG04], which is subject to the approval of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition [CG05]

Reason: CR44

CG07 Long Term Monitoring & Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of [X] years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the management of Land Contamination, CLR11'.

Reason: CR44

CG08 Fuel/Chemical Storage

NO DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme for the construction of storage facilities for oils, fuels or chemicals has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and be thereafter maintained.

Reason: CR06

CG09 Sewerage

None of the [dwellings/buildings] hereby approved shall be occupied until works for the disposal of sewerage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: CR06

CH: Commercial Premises**CH01 Personal Permission**

The use hereby permitted shall be carried on only by [SPECIFY] and shall be for a limited period being the period of X years from the date of this letter, or the period during which the premises are occupied by [SPECIFY] whichever is the shorter. When the premises cease to be occupied by [SPECIFY] or at the end of X years whichever shall first occur, the use hereby permitted shall cease and all materials and equipment brought on to the premises in connection with the use shall be removed.

Reason: CR46, or CR06

CH02 Particular Use Only

The premises shall be used for [SPECIFY] and for no other purpose (including any other purpose in Class [SPECIFY] of Part [SPECIFY] of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: CR06

CH03 Use Restricted to Building

The permitted use shall not take place other than within those buildings identified for the permitted use on the approved plans.

Reason: CR34

CH04 Amalgamation & Subdivision of Units

The development shall be carried out in accordance with the approved plans and at no time shall there be any amalgamation or sub-division of individual units, nor shall any one organisation occupy more than one unit, without the prior written approval of the Local Planning Authority.

Reason: CR35

CH05 No New Building Enlargement

Notwithstanding the provisions of Part 8, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking and re-enacting that Order) no enlargement by way of extension, installation of a mezzanine floor or other alteration to any building the subject of this permission shall be carried out without express planning permission first being obtained.

Reason: CR12

CH06 Removal of Takeaway Rights

The premises shall not be used for the sale of food for consumption off the premises.

Reason: CR12

CH07 No External Storage

No display or storage of goods, materials, plant, machinery or equipment shall take place other than within the building(s) on the site.

Reason: CR09

CH08 Height of Outdoor Storage

There shall be no storage of materials on any outdoor part of the site above a height of [SPECIFY] metres.

Reason: CR09

CH09 Hours of Use

The use hereby permitted shall take place between the hours of 08.00 and 23.30 on Fridays and Saturdays and only between 10.00 and 23.00 on all other days.

Reason: CR09

CH10 Noise/ Hours of Operation

No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times: [SPECIFY], nor at any time on Sundays, Bank or Public Holidays.

Reason: CR11

CH11 Prior Submission - Noise attenuation

NO DEVELOPMENT SHALL TAKE PLACE BEFORE a noise attenuation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The development hereby permitted shall be implemented and thereafter operated in accordance with the approved details.

Reason: CR34

CH12 Prior Submission, Insulation (Buildings)

NO DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme detailing the insulation of the building against the transmission of noise and vibration from the building has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out before the use/operation commences, and be thereafter maintained.

Reason: CR34

CH13 Insulation (Plant & Machinery)

Before any plant and/or machinery is used on the premises, it shall be enclosed with sound-insulating material and/or mounted in a way that will minimise transmission of structure-borne sound in accordance with a scheme to be approved in writing by the Local Planning Authority, and be thereafter maintained.

Reason: CR34

CH14 Noise Levels at Boundaries

The level of noise emitted from the site shall not exceed [A] dB between [SPECIFY TIME] and [SPECIFY TIME] Monday to Friday and [A] db at any other time, as measured on the [SPECIFIED BOUNDARY/BOUNDARIES] of the site at [SPECIFY LOCATION(S) OF MONITORING POINTS].

Reason: CR34

CH15 Machinery Operating Times

No construction plant and/or machinery shall be operated on the premises before [SPECIFY TIME IN THE MORNING] on weekdays and [SPECIFY TIME IN THE MORNING] on Saturdays nor after [SPECIFY TIME IN THE EVENING] on weekdays and [SPECIFY TIME IN THE EVENING] on Saturdays, nor at any time on Sundays or Bank Holidays.

Reason: CR34

CH16 Prior Submission-Security Lighting CCTV

A scheme of security lighting and CCTV shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme shall be installed and be operational prior to first occupation of the development. The scheme shall be retained for the life of the development.

Reason: CR12

CH17 No External Lighting

No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved.

Reason: CR12

CH18 Prior Submission - Extraction Vents etc

NO DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme detailing all plant, machinery, chimneys, ducting, filters or extraction vents to be used in connection with the use have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented prior to the use commencing and be so retained.

Reason: CR12

CH19 Prior Submission. Refuse Storage & Recycling

NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the provisions for the storage and recycling of refuse have been submitted to and approved in writing by the Local Planning Authority. Such provisions shall be made/constructed prior to the first occupation of the building(s) and shall thereafter be made permanently available for the occupants of the building(s).

Reason: CR06

CH20 Prior Submission. Access for Disabled

Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to [SPECIFY] shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use and be thereafter maintained.

Reason: CR20

CJ: Advertisements

CJ01 Statutory - Time Limit

This consent is granted for a period of five years commencing on the date of this Notice.

Reason: CR05

CJ02 Statutory - Keep Clean & Tidy

Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair visual amenity, cause danger, nuisance or hazard to the public of immediate environs of the site.

Reason: CR05

CJ03 Statutory - Keep Safe

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: CR05

CJ04 Statutory - Removal

Where an advertisement is required under these Regulations to be removed, the site shall be left in a safe condition that does not cause danger, nuisance or hazard to the public or impair visual amenity.

Reason: CR05

CJ05 Statutory - Owner's Permission

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: CR05

CJ06 Statutory - Highway Safety etc

No advertisement shall be sited or displayed so as to:

Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military)

Obscure, or hinder, the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or

Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: CR06

CJ07 Illumination Time Limit

The advertisement(s) hereby approved shall be illuminated only between the hours of [SPECIFY].

Reason: CR12

CJ08 Intensity of Illumination

Prior to installation of the hereby approved advertisement(s) details of the level and intensity of illumination of the advertisement(s) shall be submitted to and approved in writing by the Local Planning Authority. The installation shall be carried out in accordance with the approved details and be thereafter maintained.

Reason: CR14

CJ09 Temporary Consent Advertisements(s)

This consent shall be for a limited period expiring [SPECIFY months/days] from the date of this Notice. On or before that date, the advertisement(s) hereby permitted shall be removed. The site shall be left in a safe condition that does not cause danger, nuisance or hazard to the public or impair visual amenity.

Reason: CR06

CJ10 Type of illumination (Advertisement(s))

The advertisement hereby permitted shall have illumination only to the lettering proposed and not the background signage. No part of the signage background shall be internally or externally illuminated.

Reason: CR09

CP: General Permitted Development Order (Lawful Certificates).

CP01 GPDO 2008 A3 (a)

The materials to be used in the construction of the external surfaces of the extension (other than materials used in the construction of a conservatory) shall be of similar appearance to those used in the existing building

CP02 GPDO 2008 A3 (b)

Any upper-floor window located in a wall or roof slope forming a side elevation of the dwelling house shall be:

- i) obscure-glazed, and
- ii) non-opening unless the parts of the window which can be opened are more than 1.7metres above the floor of the room in which the window is installed.

CP03 GPDO 2008 A3 (c)

Where the enlarged part of the dwelling house has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwelling house.

CP04 GPDO 2008 B2 (a)

The materials to be used in the construction of the external surfaces of the extension shall be of similar appearance to those used in the existing building.

CP05 GPDO 2008 B2 (b)

Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 cm from the eaves of the original roof.

CP06 GPDO 2008 B2 (c)

Any window inserted on a wall or roof slope forming a side elevation of the dwelling shall be:

- i) obscure glazed, and
- ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

CP07 GPDO 2008 C2

Any window located on a roof slope forming a side elevation of the dwelling shall be:

- i) obscure-glazed; and
- ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

CP08 GPDO 2008 F1

Where:

- (a) the hard surface would be situated on land between a wall forming the principal elevation of the dwelling and a highway, and
- (b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,

either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling.

CP09 GPDO 2008 H2 (a)

An antenna installed on a building shall, so far as practicable, be sited so as to minimise its effect on the external appearance of the building.

CP10 GPDO 2008 H2 (b)

An antenna no longer needed for reception or transmission purposes shall be removed as soon as reasonably practicable.

CZ99 Non Standard Condition

Reasons

CR01 Development to commence by - Full

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

CR02 Development to Commence by - Outline

Reason:

To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

CR03 Approval of Reserved Matters - Outline

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

CR04 Development to Commence by (LB &CA)

Reason:

To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

CR05 Advertisements - Statutory

Reason:

To comply with the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

CR06 Non-Specific

Reason:

[Insert text] and to comply with Policy (ies) [number(s)] of the Hertsmere Local Plan 2003 and of the Core Strategy [number (s)].

CR07 Notification of Start of Development

Reason:

To enable the Local Planning Authority to verify compliance with conditions. To comply with Policy R3 of the Hertsmere Local Plan 2003.

CR08 Visual Amenity - Residential

Reason:

To ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with Policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Policy CS20 of the Hertsmere Core Strategy 2008.

CR09 Visual Amenity - Employment*Reason:*

To ensure that the finished appearance of the development will enhance the character and visual amenities of the area. To comply with Policies B9, D20 and D21 of the Hertsmere Local Plan 2003 and Policy CS20 of the Hertsmere Core Strategy 2008.

CR10 Visual Amenity - Residential (variant)*Reason:*

To protect the visual amenities of the area. To comply with Policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Policy CS20 of the Hertsmere Core Strategy 2008.

CR11 Residential Amenity (includes privacy)*Reason:*

To satisfactorily protect the residential amenities of nearby occupiers. To comply with Policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Policy CS20 of the Hertsmere Core Strategy 2008.

CR12 Visual & Residential Amenities*Reason:*

To satisfactorily protect the character and appearance of the area and the residential amenities of nearby occupiers. To comply with Policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Policy CS20 of the Hertsmere Core Strategy 2008.

CR13 Listed Buildings 1*Reason:*

To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building. To comply with Policies E13 and E18 of the Hertsmere Local Plan 2003 and Policy CS13 of the Hertsmere Core Strategy 2008.

CR14 Listed Buildings 2*Reason:*

To safeguard the identification and recording of any features of architectural, historic and archaeological interest associated with the site and the fabric of the building. To comply with Policy E17 of the Hertsmere Local Plan 2003 and Policy CS13 of the Hertsmere Core Strategy 2008.

CR15 Conservation Areas*Reason:*

In the interests of preserving and enhancing the character of the Conservation Area. To comply with Policy E21 of the Hertsmere Local Plan 2003 and Policy CS13 of the Hertsmere Core Strategy 2008.

CR16 Archaeology 1

Reason:

In the interests of the protection of the site/monument. To comply with Policy E11 of the Hertsmere Local Plan 2003 and Policy CS13 of the Hertsmere Core Strategy 2008.

CR17 Archaeology 2

Reason:

To ensure adequate opportunity is provided for archaeological research on this historically important site. To comply with Policy E9 of the Hertsmere Local Plan 2003 and Policy CS13 of the Hertsmere Core Strategy 2008.

CR18 Highway Traffic Flow

Reason:

So that vehicles may enter and leave the site with the minimum of interference to the free flow and safety of other traffic on the highway and for the convenience and safety of pedestrians including people with disabilities. To comply with Policies M2 and M12 of the Hertsmere Local Plan 2003 and Policy CS21 of the Hertsmere Core Strategy 2008.

CR19 Highway Turning

Reason:

So that the number of places on the highway where turning movements can occur are kept to a minimum, in the interests of highway safety. To comply with Policy M12 of the Hertsmere Local Plan 2003 and Policy CS21 of the Hertsmere Core Strategy 2008.

CR20 Highway Site Visibility

Reason:

To provide adequate visibility for drivers entering or leaving the site and to ensure the safety of pedestrians and vehicles. To comply with Policy M12 of the Hertsmere Local Plan 2003 and Policy CS21 of the Hertsmere Core Strategy 2008.

CR21 Highway Forward Gear

Reason:

So that vehicles may enter and leave the site in forward gear. To comply with Policy M12 of the Hertsmere Local Plan 2003 and Policy CS21 of the Hertsmere Core Strategy 2008.

CR22 Highway Alterations

Reason:

To ensure that alterations are not carried out which would deplete the provision of car parking facilities within the site. To comply with Policies CS21 and CS22 of the Hertsmere Core Strategy 2008.

CR23 Highway Parking Provision*Reason:*

To ensure adequate off-street parking provision at all times so that the development does not prejudice the free flow of traffic or the conditions of general safety along the adjacent highway, or the amenities and convenience of existing local residents. To comply with Policy M12 of the Hertsmere Local Plan 2003 and Policies CS21 and CS22 of the Hertsmere Core Strategy 2008.

CR24 Highway Parking On-Site*Reason:*

So that a vehicle may be parked within the curtilage of the site without obstructing the highway. To comply with Policy M12 of the Hertsmere Local Plan 2003 and Policies CS21 and CS22 of the Hertsmere Core Strategy 2008.

CR25 Disability Parking*Reason:*

To ensure adequate parking facilities for people with disabilities are permanently provided in accordance with the Council's adopted car parking standards. To comply with Policy D23 of the Hertsmere Local Plan 2003 and Policy CS22 of the Hertsmere Core Strategy 2008.

CR26 Disability Provision*Reason:*

To safeguard the needs of disabled persons. To comply with Policy D23 of the Hertsmere Local Plan 2003 and Policy CS22 Of the Hertsmere Core Strategy 2008.

CR27 Landscape/Trees Provision*Reason:*

To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area. To comply with Policies E7 and E8 of the Hertsmere Local Plan 2003 and Policies CS12 and CS20 of the Hertsmere Core Strategy 2008.

CR28 Landscape/Trees Protection*Reason:*

To ensure protection during construction works of trees, hedges and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area are not impaired. To comply with Policies E7 and E8 of the Hertsmere Local Plan 2003 and Policies CS12 and CS20 of the Hertsmere Core Strategy 2008.

CR29 Landscape/Trees Underground*Reason:*

To ensure that retained planting on the site is not adversely affected by any underground works and to comply with Policies E7 and E8 of the Hertsmere Local Plan 2003 and Policies CS12 and CS20 of the Hertsmere Core Strategy 2008.

CR30 Agricultural Workers (Green Belt)

Reason:

To avoid the proliferation of built development within the Green Belt and to restrict the use of the dwelling to one that is compatible with the surrounding rural area. To comply with Policy C12 of the Hertsmere Local Plan 2003 and Policy CS2 of the Hertsmere Core Strategy 2008.

CR31 Granny Annexes

Reason:

To ensure that the additional accommodation is not severed from the main dwelling to provide a self-contained dwelling unit, since this would be out of character with the area, and contrary to the provisions of the Council's adopted Residential Development and Car Parking Standards. To comply with Policy D20 of the Hertsmere Local Plan 2003 and Policies CS20 and CS22 of the Hertsmere Core Strategy 2008.

CR32 Drainage Overload

Reason:

To ensure the proposed development does not overload the existing drainage system resulting in flooding and/or surcharging. To comply with Policy D3 of the Hertsmere Local Plan 2003 and Policy CS15 of the Hertsmere Core Strategy 2008.

CR33 Drainage Downstream

Reason:

To ensure that current flooding to property downstream of the development is not exacerbated. To comply with Policy D3 of the Hertsmere Local Plan 2003 and Policy CS15 of the Hertsmere Core Strategy 2008.

CR34 Noise

Reason:

To protect the character and amenities of neighbouring areas by ensuring that measures are implemented to avoid any noise nuisance. To comply with Policy D14 of the Hertsmere Local Plan 2003 and Policy CS15 of the Hertsmere Core Strategy 2008.

CR35 Sub-Division of Development

Reason:

To allow the Local Planning Authority to retain control over the development in order to protect the existence of small business units. To comply with Policy B10 of the Hertsmere Local Plan 2003 and Policy CS8 of the Hertsmere Core Strategy 2008.

CR36 Withdrawal of P D Rights

Reason:

To allow the Local Planning Authority to retain control over the development in the interests of visual and residential amenity. To comply with Policies H8, D20 and D21 of the Hertsmere Local Plan 2003 and Policy CS20 of the Hertsmere Core Strategy 2008.

CR37 Wheel Cleaning*Reason:*

In order to minimize the amount of mud, soil and other materials originating from the site being deposited on the highway, in the interests of highway safety and visual amenity. To comply with Policy M12 of the Hertsmere Local Plan 2003 and Policy CS21 of the Hertsmere Core Strategy 2008.

CR38 Levels*Reason:*

To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land. To ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees or hedgerows and the amenities of neighbouring properties. To comply with Policies D3, H8, D20, D21, M12, E7 and E8 of the Hertsmere Local Plan 2003 and Policy CS20 of the Hertsmere Core Strategy 2008.

CR39 Removal of Telecom masts*Reason:*

To satisfactorily protect the character and appearance of the area. To comply with Policies [state policy].

CR40 Affordable Housing*Reason:*

To enable the Local Planning Authority to meet the need for affordable housing within the Borough. To comply with Policies CS4 and CS5 of the Hertsmere Core Strategy 2008.

CR41 Adverts - Hours/Illumination Intensity*Reason:*

To avoid danger and inconvenience to highway users. To comply with Policy M12 of the Hertsmere Local Plan 2003 and Policy CS22 of the Hertsmere Core Strategy 2008.

CR42 Green Travel Plan*Reason:*

To provide sustainable transport measures for visitors and staff and to ensure that the impact of the proposal on the free and safe flow of traffic on the highway is kept to a minimum and to comply with Policy M2 of the Hertsmere Local Plan 2003 and Policies SP1, CS22 and CS23 of the Hertsmere Core Strategy 2008.

CR43 Advertisements - General*Reason:*

To comply with the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

CR44 Land Contamination

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with policy SPECIFY of the adopted Local Plan (date)].

CR45 Construction Management

Reason:

In order to minimise the amount of mud, soil and other materials originating from the site being deposited on the highway; to prevent inadequate parking, turning and manoeuvring for vehicles; inadequate materials storage and to ensure adequate recycling of materials in the interests of highway safety, visual amenity and environmental management.

CR46 Standard Policy

Reason:

The applicant's special circumstances allow this use/development to be approved in compliance with policies [Add Policies].

CR99 Non standard Reason for a Condition

Reason:

REF1 Non Standard Reason for refusal

Reason for Granting

GRNT Reason For Granting

The application has been considered in the light of the following policies of the Hertsmere Local Plan 2003 [INSERT] and the following policies of the Hertsmere Core Strategy 2008 [INSERT] and is considered satisfactory because [INSERT].

Informatives

Code Description

- 1101 Based on the plans listed
This determination refers to the following plans:
- 1102 Reason based on development plan policy
This decision is based on the following development plan policies associated with each reason or condition:
- 1103 Associated S106 Obligations
This decision is also subject to a planning obligation under section 106 of the Town and Country Planning Act 1990 the purpose of which is to exercise controls to secure the proper planning of the area. The planning obligation runs with the land and not with any person or company having an interest therein.
- 1104 Compliance with conditions (Outline)
The applicant is reminded that this decision is an approval of reserved matters pursuant to an outline planning permission and that the conditions attached to the outline planning permission also have to be complied with.
- 1105 Crossover to Roads in Hertfordshire
The proposed crossover shall be constructed in accordance with details contained in "Roads in Hertfordshire - a Design Guide" and to the satisfaction of the Highways Manager.
- 1106 Development to be on land in applicants control
Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the dwelling, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang, encroaches on, under or over adjoining property. It should be noted that this permission relates solely to works included within the application site.
- 1107 Duty consult Royal Commission (Listed B)
Attention is drawn to section 8 (2) (c) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition may not be undertaken (despite the terms of the consent granted by the local Planning authority) until notice of the proposal has been given to the Royal Commission on the Historical Monuments of England, National Monuments Record Centre, Kemble Drive, Swindon, SN2 2GZ and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent or have stated that they have completed their record of the building or that they do not wish to record it. A copy of the Commission's Final Notice is enclosed with this consent.
- 1108 Caravan site licences
The development may require a Caravan Site Licence under the Caravan Sites and Control of Development Act 1960. Applications for this purpose should be made to the Council's Head of Environmental Health.
- 1109 Name & number of new road and property
This development will involve the numbering of properties and/or the naming of new streets. The applicant MUST apply to the Borough Council's Land Charges Manager before any number or name is used. This is a requirement of the Public Health Act 1925 (sections 17-19).
- NI01 Non Standard Informative