

Appendix B Late Item Schedule - 22/02123/FUL Chapel Farm, Chapel Lane, Epperstone

Recommended Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The works of demolition hereby authorised shall not be undertaken until details of a Level 3 historic building survey, in accordance with Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016), have first been submitted to and approved in writing by the local planning authority.

The Level 3 building survey shall thereafter be carried out prior to the commencement of development in accordance with the approved details and a digital copy deposited with the local planning authority within 28 days of the completion of the demolition phase of development.

Reason: To ensure and safeguard the recording and inspection of the existing building which has been identified as a positive building within Epperstone Conservation Area and a Non-Designated Heritage Asset.

03

Notwithstanding the submitted details, no development above damp-proof course (DPC) of either the new dwelling, detached garage or red brick facing wall (to screen the retaining wall) hereby approved shall take place until:

- manufacturers details and samples as required of the external facing materials (bricks and tiles where relevant) have been submitted to and approved in writing by the Local Planning Authority; and
- a brick sample panel, showing brick bond, mortar finish and pointing technique, has been provided on site for inspection and approved in writing by the Local Planning Authority.

Development shall thereafter be undertaken in accordance with the approved details and sample panel

Reason: To ensure the development takes the form envisaged and is of the quality required to preserve the character and appearance of the Conservation Area and the setting of the adjacent listed building.

04

Notwithstanding the submitted details, no development shall be commenced in respect of the features identified below until details of the design, specification, fixing and finish in the form of drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the local planning authority. Development shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.

- Details of all exterior joinery work including roof windows, doors and garage doors (and their immediate surroundings) including details of glazing and glazing bars;
- Treatment of window and door headers and cills;
- Rainwater goods, extractor vents, flues, airbricks, soil and vent pipes;
- Eaves including brick band, verges and ridges;
- Timber shed specification/images (including details of any windows and door);
- Details/methodology of repairs, where required, to the retained stone boundary wall, mortar mix for repointing, extent of any repairs and stone sample for any repairs.

Development shall thereafter be undertaken in accordance with the approved details

Reason: To ensure the development takes the form envisaged and is of the quality required to preserve the character and appearance of the Conservation Area and the setting of the adjacent listed building.

05

Notwithstanding the submitted details, the dwelling hereby permitted shall not be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a schedule (including planting plans and written specifications, including cultivation and other operations associated with plant and grass establishment) of new trees and hedging noting species, plant sizes, proposed numbers and densities. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species. The scheme shall include Yew plant hedging as shown on Drawing nos. 556_2021_07 REV B Proposed Site Sections – Updated and 556_2021_03 REV D Proposed Site Layout Plan.

existing trees and hedging which are to be retained shown on Drawing nos. 556_2021_07 REV B Proposed Site Sections – Updated and 556_2021_03 REV D Proposed Site Layout Plan.

details of new boundary treatments, including gates (height and appearance) and any capping required to the stone boundary wall

details of any other means of enclosure

permeable driveway, parking and turning area materials

other hard surfacing materials

The approved planting scheme shall thereafter be carried out within the first planting season following approval of the submitted details. If within a period of seven years from the date of planting any tree, shrub, hedging, or replacement is removed, uprooted, destroyed, or dies then another of the same species and size of the original shall be planted at the same place. Variations may only be planted on written consent of the Local Planning Authority.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of preserving the character and appearance of the Conservation Area and the setting of the adjacent Listed Building and enhancing tree cover and biodiversity.

06

The red brick facing wall and Yew plant hedging hereby approved to screen the retaining wall shall be completed and planted prior to the occupation of the new dwelling hereby approved and shall thereafter be retained for the lifetime of the development in accordance with the following details:

- The red brick facing wall shall be maintained at a height commensurate with the top of the retaining wall along its full length
- The Yew plant hedging, once established, shall be maintained at a minimum height commensurate with the top of the retaining wall and no higher than 1-metre above the top of the adjacent post and rail fence

Any part of the Yew plant hedging which is removed, dies or becomes seriously damaged or diseased shall be replaced with hedge plants in the next planting season with others of similar size and species. Variations may only be planted on written consent of the Local Planning Authority.

Reason: To ensure the retaining wall is appropriately screened for the lifetime of development, in the interests of preserving the character and appearance of the Conservation Area and the setting of the adjacent Listed Building.

07

The development hereby permitted, including the demolition hereby authorised, shall be undertaken in complete accordance with the Mitigation Strategy and enhancement measures set out in Section 6 of the Bat Survey Report (ref: 210872) prepared by Whitcher Wildlife Ltd. Ecological Consultants dated 15 September 2021, unless a revised Strategy has first been

submitted to and approved in writing by the Local Planning Authority. The mitigation measures (the bat bricks) shall be retained on site for the lifetime of the development.

Reason: In the interests of ensuring that the impact on bats is properly mitigated.

08

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking, re-enacting or modifying that Order), other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of:

Class C: Any other alteration to the roof of a dwellinghouse.

Class D: The erection or construction of a porch outside any external door of a dwellinghouse.

Or Schedule 2, Part 2:

Class A: The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class B: Means of access.

Class C: The painting of the exterior of any building.

Class D: The installation, alteration or replacement within an area lawfully used for off-street parking, of an electrical outlet mounted on a wall for recharging electric vehicles

Class E: The installation, alteration or replacement within an area lawfully used for off-street parking, of an upstand with an electrical outlet mounted on it for recharging electric vehicles

Or Schedule 2, Part 14 of the Order in respect of:

Class A: The installation, alteration or replacement of microgeneration solar PV or solar thermal equipment, on a dwellinghouse or a building situated within the curtilage of a dwellinghouse

Class B: The installation, alteration or replacement of stand-alone solar for microgeneration within the curtilage of a dwelling house.

Class C: The installation, alteration or replacement of a microgeneration ground source heat pump within the curtilage of a dwellinghouse.

Class E: The installation, alteration or replacement of a flue, forming part of a microgeneration biomass heating system, on a dwellinghouse.

Class F: The installation, alteration or replacement of a flue, forming part of a microgeneration combined heat and power system, on a dwellinghouse.

Class G: The installation, alteration or replacement of a microgeneration air source heat pump, on a dwellinghouse or within the curtilage of a dwellinghouse including on a building within that curtilage.

Class H: The installation, alteration or replacement of a microgeneration wind turbine, on a dwellinghouse or a detached building situated within the curtilage of a dwellinghouse

Class I: The installation, alteration or replacement of a stand-alone wind turbine for microgeneration within the curtilage of a dwellinghouse

Unless consent has firstly be granted in the form of a separate planning permission.

Reason: To ensure that the local planning authority retains control over the specified classes of development normally permitted under the Town and Country Planning (General Permitted Development) Order 2015 or any amending legislation and to ensure that any proposed further alterations are sympathetic to the approved design and to preserve the character and appearance of the Conservation Area and the setting of the adjacent Listed Building.

09

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans reference:

556_2021_03 REV D Proposed Site Layout Plan

556_2021_07 REV B Proposed Site Sections – Updated

Existing Site Levels Plan

Site Location Plan

556_2021_01 Existing Site Layout Plan

556_2021_02 Existing Plans and Elevations

556_2021_04 REV C Proposed Ground Floor Plan

556_2021_05 REV C Proposed First Floor Plan

556_2021_06 REV C Proposed Elevations and Garage

Reason: So as to define this permission.

Informatives:

01

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website: www.newark-sherwooddc.gov.uk/cil/ or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

02

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

03

With regards to the Level 3 Building Recording, as a guide, but not limited to, the details of this Level 3 recording shall bring together existing measured floor plans and elevations of the building, internal labelled photographs of each room of the building and updated labelled external photographs of each elevation of the building. The recording shall also include labelled photographs of any additional architectural feature uncovered during demolition. The recording shall include a description of the building and an account of the building's origins, development and use, including an account of the evidence available and used to inform this. This will include, but is not limited to, drawn, photographic and historic mapping records.

04

With regards to the Yew plant hedging, as a guide, it would be expected that the Yew plants first be planted no less than 1-metre in height and no less than 2 individual plants are planted per metre to achieve the desired screening of the retaining wall.

05

Nesting birds are protected by the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly kill, injure or take any wild bird; take, damage or destroy its nest whilst in use or being built; and/or take or destroy its eggs. Normally it is good practice to avoid work potentially affecting nesting birds during the period 1st March to 31st August in any year, although birds can nest either side of this period.

06

All bat species are protected by the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, &c.) Regulations 1994. This legislation makes it illegal to intentionally or recklessly kill, injure or disturb any bat, or destroy their breeding places. If bats

are disturbed during the proposed works, the legislation requires that work must be suspended and Natural England notified so that appropriate advice can be given to prevent the bats being harmed. Natural England can be contacted at the following address: Apex Court, City Link, Nottingham, NG2 4LA (tel: 0300 060 3900).