



Tedder Hall, Manby Park, Louth, Lincolnshire LN11 8UP
T: 08446 601111 - 01507 601111 F: (Louth) 01507 600206
Mini-com: 01507 329555 www.e-lindsey.gov.uk

Model Conditions

Note: these are template conditions to be applied in common situations. The actual conditions used on decision notices may vary from the list below.

From 6th April 2008, there will be a fee levied for the discharge of conditions.

Householder (Domestic) : £25 / discharge

All other conditions : £85 / discharge

In order to avoid conditions being added to your decision, please submit ALL necessary information with the initial application.

AFFORDABLE HOUSING

AF01 Affordable Housing - Outline Application

Before the development is commenced there shall be submitted to and approved in writing by the Local Planning Authority a scheme for the provision and phasing of a minimum of one third of the total residential units as affordable housing on the site to meet local housing needs. The scheme shall identify the mechanisms by which the affordable housing is to be provided in each phase, whether by means of a registered social landlord or otherwise, and the timing of delivery. In the submission of the details of the design and layout of each phase, the location of each affordable housing unit shall be indicated, along with the size and tenure, the method of delivery and arrangements for ensuring that the affordable housing to be provided meets identified local housing need. Not more than 50% of the total number of the approved dwellings within each phase, excluding the affordable element, shall be occupied until there has been a material commencement on the affordable housing units in that phase and not more than 90% of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable housing units have been completed.

Reason: To ensure that affordable dwellings are provided to meet identified local need, and remain affordable in perpetuity, in accordance with Policy H6 of the East Lindsey Local Plan Alteration 1999

AF02 Affordable Housing - Full Application

Before the development is commenced there shall be submitted to and approved in writing by the Local Planning Authority a scheme for the provision and phasing of a minimum of one third of the total residential units as affordable housing on the site to meet local housing needs. The scheme shall identify the mechanisms by which the affordable housing is to be provided in each phase, whether by means of a registered social landlord or otherwise, and the timing of delivery. In the submission of the details of the design and layout of each phase, the location of each affordable housing unit shall be indicated, along with the size and tenure, the method of delivery and arrangements for ensuring that the affordable housing to be provided meets identified local housing need. Not more than 50% of the total number of the approved dwellings within each phase, excluding the affordable element, shall be occupied until there has been a material commencement on the affordable housing units in that phase and not more than 90% of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable housing units have been completed.

Reason: To ensure that affordable dwellings are provided to meet identified local need, and remain affordable in perpetuity, in accordance with Policy H6 of the East Lindsey Local Plan Alteration 1999.

ARCHAEOLOGY

AR01 Archaeological Scheme

No development shall take place until a scheme specifying the methods of recording or preserving any archaeological deposits which may be affected by the approved works and including a timetable for such recording has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with the agreed scheme.

Reason: The site is of archaeological importance. This condition is imposed in accordance with Policy BE4 of the Lincolnshire Structure Plan 2006.

AR02 Archaeological Watching Brief 1 - Approved Arrangements

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site. This condition is imposed in accordance with Policy BE4 of the Lincolnshire Structure Plan 2006.

AR03 Archaeological Watching Brief 2 – Report of Findings

Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is within an area of archaeological significance. This condition is imposed in accordance with Policy BE4 of the Lincolnshire Structure Plan 2006.

BOUNDARY TREATMENT

BT01 Provision of Approved Means of Enclosure

Before the commencement of the development hereby granted, full details of the materials of construction and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The walls, fences and other means of enclosure as approved [shown on Drawing Reference ****] shall be erected prior to the occupation of the dwellings to which they relate.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

BT02 Details of Boundary Treatment

Before the commencement of development hereby granted, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

BT03 Provision of Screen Fencing (Use of Land)

A fence of ***** metres in height, the detailed design and materials of construction of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the ***** boundary(s) of the site before the use hereby permitted is commenced and shall thereafter be so maintained.

Reason: In order to ensure that the site is adequately screened, in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

BT04 Provision of Screen Fencing (Building)

A fence of ***** metres in height, the detailed design and materials of construction of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the ***** boundary(s) of the site before the development hereby permitted is first brought into use and shall thereafter be so maintained.

Reason: In order to ensure that the site is adequately screened, in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

CARAVANS

CV01 Touring Caravans Only

Not more than **** touring caravans shall be sited on the land at any one time and at no time shall the land be used to site static caravans without the express written consent of the Local Planning Authority.

Reason: To ensure that the development is restricted to short term holiday touring caravan use only, in the interests of the character and visual amenity of the locality. This condition is imposed in accordance with Policy T15 of the East Lindsey Local Plan Alteration 1999.

CV02 Time Limit - Touring Caravans etc

No caravans or tents shall remain on the site for any continuous period exceeding fourteen days, or for a total of more than twenty-eight days in any calendar year without the prior written approval of the Local Planning Authority.

Reason: To ensure that the development is restricted to short term holiday use only, in the interests of the character and visual amenity of the locality. This condition is imposed in accordance with Policy T15 of the East Lindsey Local Plan Alteration 1999.

CV03 Seasonal Restriction on Caravan Use

Caravans or tents may be located on the site only during the period **** in any one year to **** in the following year unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development is restricted to holiday use only which is of benefit to the rural economy, and that outside the recognised holiday season the site remains clear of caravans and tents, in the interests of the character and visual amenity of the locality. This condition is imposed in accordance with Policy T15 of the East Lindsey Local Plan Alteration 1999.

CV04 Details of Extension to Caravan Site

Before the commencement of the development hereby permitted, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- i) a plan and sections showing existing and proposed levels across the site;
- ii) a layout plan at a scale of not less than 1:200 to show structural landscaping areas for the stationing of caravans, any hardstanding areas, structures or buildings and roads;
- iii) details of the means of lighting.

The development shall be carried out in accordance with the details so approved.

Reason: In the interests of the appearance of the development and the character and visual amenity of the area in which it is set. This condition is imposed in accordance with Policies T14 or T15 of the East Lindsey Local Plan Alteration 1999. (***delete whichever not appropriate***)

CV05 Caravans for Holiday Use Only

The caravans hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To ensure that the development is restricted to short term holiday use only and that caravans are not used for residential purposes. Residential use would be contrary to the provisions of PPS7 and PPS3 which seek to restrict residential development in the open countryside to that which is necessary to serve proven agricultural needs. This condition is imposed in accordance with Policy T14 of the East Lindsey Local Plan Alteration 1999.

CV06 Static Caravans – Occupancy Restriction

The caravans hereby permitted shall not be occupied by the same person, groups of persons or family for period(s) exceeding a total of 6 months in any 12 month period. No caravan shall be used as the main residence of any occupant.

Reason: To ensure that the development is restricted to holiday use only and that caravans are not used for residential purposes. Residential use would be contrary to the provisions of PPS7 and PPS3 which seek to restrict residential development in the open countryside to that which is necessary to serve proven agricultural needs. This condition is imposed in accordance with Policy T14 of the East Lindsey Local Plan Alteration 1999.

COMMERCIAL RESTRICTIONS

CR01 Restrictions on Hours - Industry

No machinery shall be operated, no processes shall be carried out and no deliveries shall be taken at or dispatched from the site outside the hours of **** nor at any time on Sundays, Bank or Public Holidays without the express written consent of the Local Planning Authority.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

CR02 Restrictions on Hours - Restaurants etc

The use hereby permitted shall not be open to customers except between the hours of **** without the express written consent of the Local Planning Authority.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

CR03 Restrictions on Delivery Hours

No deliveries shall be taken at or despatched from the site outside the hours of ***** nor at any time on Sundays, Bank or Public Holidays without the express written consent of the Local Planning Authority.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

CR04 No Outside Storage

No storage of materials, machinery, vehicles, waste or other items shall take place outside the buildings(s) on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of the appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

CR05 Maximum Storage Height

There shall be no external storage or stacking of materials above a height of ***** metres on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of the appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

CR06 Advertisement Removal

The following existing advertisements shall be removed prior to the display of the advertisements hereby permitted:

Reason: To avoid advertising clutter, in the interests of the character and visual amenity of the site and the area in which it is located. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

CR07 Servicing and Delivery Times

Vehicle servicing and delivery shall not take place during the hours of ***** to ***** hours unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

CR08 No Overnight Refrigerated Vehicles

The service yard shall not be used for the overnight operation of internal combustion engine operated vehicle refrigeration motors unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

CONSTRUCTION MANAGEMENT

CM01 Construction Process Management Plan

A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority and the construction process shall be carried out in accordance with the scheme so approved.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

CM02 Site Hoardings

The detailed design, colour and location of any site hoardings used during the construction process shall be submitted to and approved in writing by the Local Planning Authority and only those hoardings so approved shall be used.

Reason: In the interests of the appearance of the site and the visual amenity of the area during the construction process. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

CM03 Construction Vehicle Parking Details

Prior to the commencement of the development hereby permitted, details of proposals for parking all vehicles associated with the construction works, including employees' private cars, clear of the highway, shall be submitted to and approved in writing by the Local Planning Authority. Parking shall be restricted in accordance with the details so approved.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

CM04 Construction Traffic Access

Before the commencement of the development hereby permitted, details of access points and routes for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. Construction vehicles shall visit and access the site only in accordance with the details so approved.

Reason: In the interests of highway safety and the amenity of local residents during the construction process. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

CM05 Construction Working Hours

Before the commencement of the development hereby permitted details of the hours of working during the construction period shall be submitted to and approved in writing by the Local Planning Authority. Work shall only take place during the hours so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

CM06 Prevention of Mud on the Highway

Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety during the construction process and in order to comply with Policy A4 of the East Lindsey Local Plan Alteration 1999.

CONTAMINATED LAND

CL01 Contaminated Land Scheme

The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing.

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

Note

The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire – A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department. (Scientific Officer)

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

DEMOLITION

DM01 Re-Development Contract (A) – Conservation Area

The demolition hereby permitted shall not be undertaken before a contract has been made for the carrying out of the works of re-development of the site and planning permission has been granted for the re-development for which the contract provides.

Reason 2: To avoid the creation of a gap site that would be harmful to the character and appearance of the Conservation Area within which the site is located. This condition is imposed in accordance with Policy C1 of the East Lindsey Local Plan Alteration 1999.

DM02 Re-Development Contract (B) – Conservation Area

The demolition hereby permitted shall not be undertaken before a contract has been made for the carrying out of the works of re-development of the site in accordance with the details approved under Decision Reference ****.

Reason: To avoid the creation of a gap site that would be harmful to the character and appearance of the Conservation Area within which the site is located. This condition is imposed in accordance with Policy C1 of the East Lindsey Local Plan Alteration 1999.

DM03 Making Good after Demolition (A)

Within **** months of the demolition hereby permitted taking place the wall(s) exposed by that demolition shall be made good to a specification that shall first have been approved in writing by the Local Planning Authority.

Reason 1: In the interests of the structural integrity of adjacent buildings and structures and the visual amenity of the area. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

Reason 2: In the interests of the structural integrity of adjacent buildings and structures and the visual amenity of this part of the Conservation Area within which the site is located. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

DM04 Making Good after Demolition (B)

Within **** months of the demolition hereby permitted taking place the wall(s) exposed by that demolition shall be made good to a specification that shall first have been approved in writing by the Local Planning Authority using re-claimed brick/stone to a sample that shall first have been approved by the Local Planning Authority.

Reason 1: In the interests of the structural integrity of those walls so exposed and the visual amenity of the area. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the structural integrity of those walls so exposed and the visual amenity of this part of the Conservation Area within which the site is located. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

DM05 Reclaim Materials for Rebuilding

The **** shall be carefully taken down and the materials set aside for use in the re-building of **** in the development permitted by Decision Reference **** dated ****.

Reason 1: In the interests of the architectural and historic integrity of the site and development, and the visual amenity of the area. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and historic integrity of the site and development, and the character and visual amenity of this part of the Conservation Area within which the site is located. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

DM06 Making Good Frontage Wall

Before the access is first brought into use, the ends of the frontage wall exposed by demolition shall be made good in materials re-claimed from that demolition to a specification that shall first have been agreed in writing with the Local Planning Authority.

Reason 1: In the interests of the architectural and historic integrity of the site and development, and the visual amenity of the area. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and historic integrity of the site and development, and the character and visual amenity of this part of the Conservation Area within which the site is located. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

DM07 Demolition of Listed Building (Note)

NOTE: You are reminded of the requirement under Paragraph 8 of the Listed Buildings & Conservation Areas Act 1990 that you give English Heritage (Architectural Investigation Section) one months notice of your intention to commence work.

This is in order to allow English Heritage to record the building if they so wish.

Please complete the attached Proposed Demolition of a Listed Building form and forward to English Heritage at the address given on the form.

DM08 Replacement Dwellings – Demolition of Existing

Prior to the first occupation of the dwelling hereby permitted, the existing dwelling on the site shall be demolished and all rubble and associated materials cleared from the site.

Reason: To ensure that the existing dwelling is demolished. This condition is imposed in accordance with Policies A4 or DC5 of the East Lindsey Local Plan Alteration 1999. **(Delete which is not appropriate)**

DISABLED PERSONS FACILITIES

DA01 Disabled Access - General

Before the development hereby permitted is commenced, a scheme indicating the provision to be made for disabled people to gain access to the premises shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the development is accessible. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

DRAINAGE

DR01 Full Details of Drainage

Before the commencement of the development hereby granted, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This condition is imposed in accordance with Policy ENV3 of the East Lindsey Local Plan Alteration 1999.

DR02 Details of Soakaway System

Before the development is commenced, full details of the proposed soakaway system for the disposal of surface water from the development hereby permitted, including percolation test results, shall be submitted to and approved in writing by the Local Planning Authority. Should the percolation test results be considered unacceptable by the Local Planning Authority details of an alternative means of providing for surface water drainage shall be submitted for consideration. The approved means of surface water drainage shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This condition is imposed in accordance with Policy ENV3 of the East Lindsey Local Plan Alteration 1999.

DR03 Surface Water Disposal Details

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

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This condition is imposed in accordance with Policy ENV3 of the East Lindsey Local Plan Alteration 1999.

DR04 Surface Water Discharge to Gullies

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to a design and specification that shall first have been approved in writing by the Local Planning Authority.

Reason: To ensure that the site is adequately drained and to avoid pollution. This condition is imposed in accordance with Policy ENV3 of the East Lindsey Local Plan Alteration 1999.

DR05 Surface Water Discharge to Interceptor

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to a capacity and details that shall first have been approved in writing by the Local Planning Authority. Roof water shall not pass through the interceptor.

Reason: To ensure that the site is adequately drained and to avoid pollution. This condition is imposed in accordance with Policy ENV3 of the East Lindsey Local Plan Alteration 1999.

DR06 Foul Drainage Details

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

Reason: To ensure that the site is adequately drained and to avoid pollution. This condition is imposed in accordance with Policy ENV3 of the East Lindsey Local Plan Alteration 1999.

DR07 Disposal of Septic Tank Effluent

Providing ground conditions are suitable, septic tank effluent shall be disposed of via a sub-soil irrigation system, no part of which shall be within 10 metres of a watercourse, ditch or surface water drain. If ground conditions are unsuitable for the disposal of septic tank effluent via a soakaway system, full details of an alternative method of foul drainage shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby granted. The septic tank and sub-soil irrigation system or other approved foul drainage facilities shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained and to avoid pollution. This condition is imposed in accordance with Policy ENV3 of the East Lindsey Local Plan Alteration 1999.

ENERGY EFFICIENCY AND SUSTAINABLE TRANSPORT

EE01 Energy Efficiency Scheme

The detailed design and layout of the development hereby permitted shall include measures to provide maximum energy efficiency that shall be submitted to and approved in writing by the Local Planning Authority, and the development shall be implemented in accordance with the details so approved.

Reason: In the interests of sustainable development and the protection of the environment. This condition is imposed in accordance with Policy H12 of the East Lindsey Local Plan Alteration 1999.

FLOOD RISK

FR01 Flood Risk (Floor Levels)

Finished floor levels shall be set ***** above average ground levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority or, in accordance with a flood risk assessment to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding, having regard to the advice contained in Planning Policy Guidance Note No. 25 'Development and Flood Risk'. This condition is imposed in accordance with Policy NE13 of the Lincolnshire Structure Plan 2006.

FR02 Development in accordance with Flood Risk Assessment

The development hereby permitted shall be carried out in general accordance with the measures set out in the Flood Risk Assessment forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding. This condition is imposed in accordance with Policy NE13 of the Lincolnshire Structure Plan 2006.

FOOD USES

FD01 Extract Ventilation Equipment

Prior to the commencement of the use hereby permitted full details of the design, appearance and location of any extract ventilation equipment including any external flues shall be submitted to and approved in writing by the Local Planning Authority. No equipment other than that so approved shall be installed without the prior written consent of the Local Planning Authority.

Reason 1: To ensure that the Local Planning Authority retains control over these matters, in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy **(A4 or A5 – delete as appropriate)** of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over these matters, in the interests of the character and appearance of the development and of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policy C1 of the East Lindsey Local Plan Alteration 1999.

FD02 No Hot Food Take Away

There shall be no sales of hot food to take away from the premises to which this permission relates unless otherwise agreed in writing by the Local Planning Authority.

Reason 1: The Local Planning Authority consider that use of the property for hot food take away sales would, by virtue of the general levels of activity, noise and general disturbance associated with such use, harm the amenity of local residents and the character of the area. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: The Local Planning Authority consider that use of the property for hot food take away sales would together with other existing premises offering this facility, by virtue of the general levels of activity, noise and general disturbance associated with such use, serve to cumulatively harm the amenity of local residents, the character of the area, and prejudice the function of the wider town centre evening economy. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

GREEN TRAVEL

GT01 Green Travel Plan

Prior to the commencement of the development hereby permitted, a “Green Transport Plan” prepared by an appropriately qualified and experienced person shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set out proposals to positively encourage visitors and staff to travel to and from the site by alternative modes of transport to the private car, set out a timetable for its implementation and a programme and methodology for monitoring and review. The plan that is approved in writing by the Local Planning Authority shall be implemented in accordance with the timetable set out therein, unless the Local Planning Authority gives its prior written consent to any variation.

Reason: To encourage travel to and from the site by means other than the private car, in the interests of sustainable development and environmental protection. This condition is imposed in accordance with Policy M5 of the Lincolnshire Structure Plan 2006.

GT02 Implementation of Green Travel Plan

The development hereby permitted shall be carried out and operated in accordance with the Travel Plan forming part of this application and 12 months from the date that the development hereby permitted becomes operative (and annually thereafter, unless otherwise agreed by the Local Planning Authority), a progress report shall be submitted to the Local Planning Authority. The progress report shall provide details of the implementation of the Travel Plan and any further proposals for the achievement of its aims.

Reason: To encourage travel to and from the site by means other than the private car, in the interests of sustainable development and environmental protection. This condition is imposed in accordance with Policy M5 of the Lincolnshire Structure Plan 2006.

GT03 Cycle Racks

Prior to the commencement of the first use of the development hereby permitted ***** cycle racks shall be provided in the vicinity of the building of a design and in positions which shall be approved in writing by the Local Planning Authority.

Reason: To ensure that adequate secure facilities are provided for cyclists using the site. This condition is imposed in accordance with Policy M8 of the Lincolnshire Structure Plan 2006.

HIGHWAYS

Access

HP01 Specified Siting of Access

The vehicular access to and from the development hereby permitted shall be from ***** only.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP02 Siting of Access

The vehicular access shall be formed at the ***** end of the site's frontage to *** Road.

Reason: To enable calling vehicles to wait clear of the carriageway of ***** in the interests of safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP03 Restricted Access

There shall be no means of vehicular (or pedestrian) access to the development hereby permitted from ***** unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP04 Paired Access (Outline for 2 plots)

The vehicular accesses to the plots hereby permitted shall be paired unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety amenity and convenience of the residents of this site and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP05 Paired Access (Outline for 3 or more frontage plots)

When application is made for Reserved Matters the vehicular accesses to the proposed dwellings shall be paired.

Reason: To allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP06 Gates Set Back

Any gates to the vehicular access shall be set back a minimum of ***** metres from the nearside edge of the carriageway of ***** and shall not open over the highway.

Reason: To ensure safe access to and egress from the site and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP07 Location of Garage (Outline)

The front of any garage shall be a minimum of 6.0m from the back edge of the highway unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate space is provided for the parking of a motor vehicle. This condition is imposed in accordance with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP08 Width of Access

The minimum width of the access hereby permitted shall be ***** metres.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP09 Radii & Width of Access

The vehicular access shall incorporate ***** metres radii tangential to the nearside edge of the carriageway of ***** and the minimum width of the access shall be ***** metres.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP10 Gradient of Access

The gradient of the vehicular access shall be no steeper than 1 in ***** for the first ***** metres from the nearside edge of the carriageway of ***** and thereafter no steeper than 1 in *****.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP11 Improvements at Existing Access

Prior to the commencement of construction of any building(s) or commencement of the use hereby permitted, the vehicular access to ***** shall be improved in accordance with drawing number ***** forming part of this application.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP12 Stopping Up of Existing Access

Within seven days of the new access being brought into use, the existing access onto ***** shall be permanently closed in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP13 Visibility at Access – Clearance of Obstructions

Before the access hereby permitted is first brought into use all obstructions exceeding 0.6 metres in height shall be cleared from the land between the highway boundary and the vision splays indicated on drawing number ***** forming part of this application and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP14 Visibility at Access – Lowering of Land

Before the access hereby permitted is first brought into use the land between the highway boundary and the vision splays indicated on drawing number ***** forming part of this application shall be lowered so that it does not exceed 0.6 metres above the level of the adjacent carriageway ***** and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan 1999.

HP15 Visibility at Access – Reduction in Height of Wall, etc.

Before the access hereby permitted is first brought into use the existing wall/hedge/fence shall, be lowered to a height not exceeding 0.6 metres above the edge of the adjacent carriageway for a distance of ***** metres on each side of the access and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6metres in height.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan 1999.

Parking And Turning

HP16 Domestic Turning Space (Outline)

When application is made to the Local Planning Authority for approval of the reserved matters, that application shall show details of arrangements to enable a motor vehicle to turn within the site so that it can enter and leave the highway in a forward gear.

Reason: To allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety and to accord with Policy M7 of the Lincolnshire Structure Plan 2006.

HP17 Domestic Access & Turning Space (Full/Reserved Matters)

Before the dwelling(s) hereby permitted is/are first occupied, the access and turning space shall be completed in accordance with drawing number ***** forming part of this application and retained for that use thereafter.

Reason: In the interests of highway safety and to accord with Policy M7 of the Lincolnshire Structure Plan 2006.

HP18 Parking/Turning/Manoeuvring/Loading/Unloading (Outline)

When the application is made to the Local planning Authority for the approval of reserved matters that application shall show details of the arrangements for the parking/turning/manoeuvring/loading/unloading of vehicles within the site. These arrangements shall be provided before the first use of the development hereby permitted and shall be kept permanently free for such use at all times thereafter.

Reason: To ensure that adequate facilities for vehicles are provided within the site in the interests of highway safety and to accord with Policy M7 of the Lincolnshire Structure Plan 2006.

HP19 Parking/Turning/Manoeuvring/Loading/Unloading (Full/Reserved Matters)

The arrangements shown on drawing number ***** forming part of this application for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To ensure that adequate facilities for vehicles are provided in the interests of highway safety and to accord with Policy M7 of the Lincolnshire Structure Plan 2006.

Footways/Off Site Works

HP20 Footway Provision

No development shall take place before a scheme has been agreed in writing by the Local Planning Authority for the construction of a ***** metre wide footway, together with arrangements for the disposal of surface water run-off from the highway at the frontage of the site. The agreed works shall be fully implemented before the first occupation of any dwelling hereby permitted, or in accordance with a phasing arrangement to be first agreed in writing with the Local Planning Authority.

Reason: In the interests of the safety and convenience of pedestrians and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP21 Off-site Works (Negative/Grampian Condition)

Prior to the commencement of the development hereby permitted the works to improve the public highway (by means of *****) illustrated on drawing number ***** forming part of this application shall be implemented in full.

Reason: The development would cause material harm to highway safety and the convenience of users of the highway in the absence of these works. This condition is imposed in accordance with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

Private Drives

HP22 Private Drives (Full/Reserved Matters)

Prior to the first occupation/use of the development hereby permitted the private drive shall be completed in accordance with the details shown on drawing number ***** forming part of this application.

Note

This road is a private road and will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontages.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

Estate Development

HP23 Permission for Estate Development (Outline and Full) – Highway Requirements

Before each dwelling is first occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the construction is commenced of the penultimate dwelling.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP24 Surface Water Run-Off

No development shall take place before the detailed design of the arrangements for surface water drainage has been approved in writing by the Local Planning Authority and no building shall be occupied before it is connected to the drainage system so approved.

Reason: In the interests of highway safety and to ensure that the development is adequately drained. This condition is imposed in accordance with Policy and to accord with Policy ENV3 of the East Lindsey Local Plan Alteration 1999.

HP25 Construction of Estate Road Junction

Before the construction of any dwelling hereby permitted is commenced before the first ***** metres of the estate road from its junction with the public highway, including visibility splays, as shown on drawing number ***** forming part of this application has been completed.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HP26 Estate Road Junctions within Existing Highway

Before the construction of any dwelling hereby permitted is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Note

You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction specification and programme before carrying out any works on site.

Reason: In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

Construction phase

HW27 Wheel Washing Facilities

The development shall not be commenced until vehicle wheel washing facilities have been installed on the access road to the site in accordance with details to be submitted to and approved by the Local Planning Authority. These facilities shall be kept in full working order at all times. All vehicles involved in the transport of waste materials or finished products to or from the site shall be thoroughly cleaned before leaving the site so that no mud or waste materials are deposited on the public highway.

Reason: To ensure that no mud or other debris is deposited on the carriageway. In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

HW28 Precautions to Prevent Mud on Highway

Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before the development commences on the site and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal.

Reason: To ensure that no mud or other debris is deposited on the carriageway. In the interests of highway safety and to accord with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

Lighting

HP29 Glare from Site Lighting

Details of any security lighting, general site illumination or illumination of signs shall be submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority before these elements are first brought into use.

Reason: To ensure, in the interests of highway safety, that the lighting does not give rise to glare creating a hazardous distraction to drivers of vehicles on the adjacent highway and in the interest of visual amenity that the lighting has a satisfactory appearance. In the interests of highway safety and to accord with Policy A4 of the East Lindsey Local Plan Alteration 1999.

LANDSCAPING

LS01 Landscaping Detail - Outline

When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post-planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of **** months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

NOTE: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This condition is imposed in accordance with Policy H12 or A5 of the East Lindsey Local Plan Alteration 1999. (***Delete as appropriate***)

LS02 Landscaping Details Full Applications

Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of **** months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

NOTE: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This condition is imposed in accordance with Policy H12 or A5 of the East Lindsey Local Plan Alteration 1999. (**Delete as appropriate**)

LS03 Landscaping Details - Reference to Plan

The scheme of landscaping and tree planting shown on Drawing Reference **** received by the Local Planning Authority on **** shall be carried out in its entirety within a period of **** months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This condition is imposed in accordance with Policy A5 or H12 of the East Lindsey Local Plan 1999. (**Delete as appropriate**)

LS04 Tree Planting Scheme

Before the commencement of the development hereby permitted, a scheme of tree planting for the site including details of positions, heights on planting and species shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of **** months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees shall be maintained by the owner or owners of the land on which they are situated for the period of ten years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development includes tree planting, in the interests of its visual amenity and that of the area in which it is set. This condition is imposed in accordance with Policy A5 or H12 of the East Lindsey Local Plan Alteration 1999. (**Delete as appropriate**)

LS05 Hedge Planting Scheme

Before the commencement of the development hereby permitted, a scheme of hedge planting for the boundaries of the site including details of positions, heights on planting and species shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of **** months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All hedging shall be maintained by the owner or owners of the land on which they are situated for the period of ten years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development includes boundary hedge planting, in the interests of its visual amenity and that of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

LS06 Screen Planting Scheme

Before the commencement of the development hereby permitted details of a screen planting scheme of trees, hedges and/or shrubs on the ***** boundary(s) of the site including details of positions, heights on planting and species shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be carried out in its entirety within a period of **** months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, hedges and/shrubs shall be maintained by the owner or owners of the land on which they are situated for the period of ten years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is adequately screened by landscaping, in the interests of the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

LIGHTING

LG01 Street Lighting

Before the commencement of the development hereby permitted, the detailed design and location of all lighting to be provided to roads and footpaths within the development shall be submitted to and approved in writing by the Local Planning Authority and all lighting utilised in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit. This condition is imposed in accordance with Policy TR3 of the East Lindsey Local Plan Alteration 1999.

LG02 Site Illumination

Details of the external illumination of all buildings and areas of the site including details of luminance and fields of illumination shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of those buildings and areas and there shall be no external illumination other than that so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

LISTED BUILDINGS

LB01 Internal Details (Listed Building)

The internal alterations hereby approved shall be carried out in such a manner as to ensure the retention and preservation of the following features in accordance with a specification which shall be submitted to and be approved by the Local Planning Authority before the commencement of the development hereby permitted:

- i) the ceiling cornices ****;
- ii) the ceiling roses ****;
- iii) the staircase, including the baluster spindles and handrail;
- iv) all four/six-panelled doors.

Reason: In the interests of the architectural and historic integrity of the Listed building. This condition is imposed in accordance with Policy C2 of the East Lindsey Local Plan Alteration 1999.

LB02 Large Scale Details (Listed Building)

Large scale constructional drawings (at a scale of at least 1:10) of the following details shall be submitted to and approved by the Local Planning Authority and no work shall commence in advance of that approval:

- i) the eaves cornice;
- ii) the string courses;
- iii) the window cills, which shall be cast stone/bull nose brick;
- iv) the window heads, which shall be cast stone/brick arches;
- v) the finials to the railings.

Reason: In the interests of the architectural and historic integrity of the Listed building. This condition is imposed in accordance with Policy C2 of the East Lindsey Local Plan Alteration 1999.

LB03 Retention of Features (Listed Building)

Other than those shown on the submitted Drawing No. **** and approved under this listed building consent/planning permission, there shall be no external alterations to the building without the prior written consent of the Local Planning Authority and particular attention shall be paid to the retention and, where necessary, the refurbishment of the following:

- i) all sliding sash windows;
- ii) the external four/six-panelled door(s) and associated door surround/portico(s);
- iii) the cast iron railings on the boundary with the footpath flanking the main entrance steps;
- iv) the decorative bargeboards;
- v) the cornice/corbel detail and associated gutters at eaves level;
- vi) the stone/brick wall on the highway boundary.

Reason: In the interests of the architectural and historic integrity of the Listed building. This condition is imposed in accordance with Policy C2 of the East Lindsey Local Plan Alteration 1999.

LB04 Acoustic/Thermal & Fire Precautions (LB)

Full details of any acoustic/thermal insulation and fire precautions works to demonstrate their effect on the character and appearance of the listed building shall be submitted to and approved by the Local Planning Authority before the commencement of the development hereby permitted and the development shall be carried out in complete accordance with the detail so approved.

NOTE: You are advised that acoustic/thermal insulation or fire precautions works which adversely affect the character of the listed building will not be permitted, in particular:

- i) works should be designed to avoid damage to cornices, ceiling roses and panelled doors. The preferred option is for works to be carried out within ceiling voids;
- ii) the installation of sealed double-glazed units will not be acceptable. Consideration should be given to draught exclusion measures.

Reason: In the interests of the architectural and historic integrity of the Listed building. This condition is imposed in accordance with Policy C2 of the East Lindsey Local Plan Alteration 1999.

MATERIALS AND DESIGN DETAILING

Schedule

MD01 Materials Schedule

Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason 1: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies C1 and A5 of the East Lindsey Local Plan Alteration 1999.

Walls And Roofs

MD02 Stonework and Tiles to Match Existing (extensions)

The stonework and roofing tiles of the development hereby permitted shall match as closely as possible those of the principal existing building on the site, including the colour and texture of the stone and the method of coursing and pointing.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD02A Stonework and Tiles to Match Existing (curtilage buildings)

The stonework and roofing tiles of the development hereby permitted shall match as closely as possible those of the principal existing building on the site, including the colour and texture of the stone and the method of coursing and pointing.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This

condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD03 Brickwork and Tiles to Match Existing (extensions)

The brickwork and roofing tiles of the development hereby permitted shall match as closely as possible those of the principal existing dwelling on the site.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD03A Brickwork and Tiles to Match Existing (curtilage buildings)

The brickwork and roofing tiles of the development hereby permitted shall match as closely as possible those of the principal existing dwelling on the site.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD04 Re-Claimed Materials

The materials to be used for the external surfaces of the development hereby permitted shall be re-claimed **** and samples of these materials shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development shall be constructed in accordance with the materials so approved.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD05 Stonework to Match Existing (extensions)

All new stonework utilised in carrying out the development hereby permitted shall match as closely as possible that of the principal existing building on the site, including the colour and texture of the stone and the method of coursing and pointing.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD05A Stonework to Match Existing (curtilage buildings)

All new stonework utilised in carrying out the development hereby permitted shall match as closely as possible that of the principal existing building on the site, including the colour and texture of the stone and the method of coursing and pointing.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD06 Stonework

The external walls of the proposed development shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.

Reason 1: In the interests of the appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD07 Stone Panel

A one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted shall be constructed on site and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. All new stonework shall match that of the approved panel in terms of the stone used and the coursing, jointing and mortar mix and finish, unless otherwise agreed in writing by the Local Planning Authority. The stone panel so constructed shall be retained on the site until the development hereby approved has been completed.

Reason 1: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD08 Stone Detail

All new or replacement stonework, including tabling, coping, lintels and cills shall be constructed of natural stone unless otherwise agreed in writing by the Local Planning Authority.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD09 Brickwork to Match Existing (extensions)

All new and replacement brickwork utilised in carrying out the development hereby permitted shall match as closely as possible that of the principal existing building on the site in terms of the type of brick(s), mortar mix and method of bonding.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD09 Brickwork to Match Existing (curtilage buildings)

All new and replacement brickwork utilised in carrying out the development hereby permitted shall match as closely as possible that of the principal existing building on the site in terms of the type of brick(s), mortar mix and method of bonding.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD10 Brick Type to be Agreed

Before the commencement of the development hereby permitted details of the brick(s) to be used to the external walls of the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority, and all the brick(s) used in the development shall conform to the details/samples so approved.

Reason 1: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD11 Brick Panel

A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site and approved by the Local Planning Authority before the commencement of the development hereby permitted. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style, unless otherwise agreed in writing by the Local Planning Authority. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.

Reason 1: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD12 Render to Match Existing (extensions)

The finish of the walls to be rendered shall match the render of the principal existing building on the site in terms of colour and texture and shall thereafter be so maintained, unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring shall be completed within one month of the development hereby permitted being first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD12A Render to Match Existing (curtilage buildings)

The finish of the walls to be rendered shall match the render of the principal existing building on the site in terms of colour and texture and shall thereafter be so maintained, unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring shall be completed within one month of the development hereby permitted being first brought into use, unless otherwise agreed in writing by the Local Planning Authority.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD13 Render Colour to be Agreed

The walls to be rendered shall be smooth rendered and painted a final colour which shall be approved in writing by the Local Planning Authority before the development is commenced, and thereafter so maintained, unless otherwise agreed in writing by the Local Planning Authority. Such rendering and approved final colouring shall be completed within one month of the development hereby permitted being first brought into use.

Reason 1: To ensure that the Local Planning Authority retains control over the external materials of construction and final colour of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over the external materials of construction and final colour of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD14 Roof Tiles to Match Existing (extensions)

The roof tiles utilised in carrying out the development hereby permitted shall match as closely as possible those of the principal existing building on the site.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD14A Roof Tiles to Match Existing (curtilage buildings)

The roof tiles utilised in carrying out the development hereby permitted shall match as closely as possible those of the principal existing building on the site.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD15 Roof Tiles to be Agreed

Before the commencement of the development hereby permitted details of the roof tiles, including samples if so required, to be used for the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all tiles used in the development shall conform to the details/samples so approved.

Reason 1: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD16 Roof Materials to be Agreed

Before the development is commenced, details of the materials to be used to the roof of the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority, and all roofing materials used in the development shall conform to the details/samples so approved.

Reason 1: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD17 Roof Colouring to be Agreed

Before the commencement of the development hereby permitted the final colour of the external roof of the development hereby permitted shall be approved in writing by the Local Planning Authority, and shall be applied within one month of the development permitted being first brought into use and thereafter maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason 1: To ensure that the Local Planning Authority retains control over the roof colour of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over the roof colour of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD18 Natural Clay Pantiles

The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre-coloured natural red clay pantiles and thereafter be so maintained.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD18A Handmade Clay Pantiles

The roof of the ***** hereby approved shall be clad in handmade natural clay pantiles, a sample of which should be submitted to and be approved by the Local Planning Authority before the commencement of the development hereby permitted.

Note: the following hand made natural clay pantiles are available:

William Blyth 'Barco'

William Blyth 'Lincoln'

Goxhill/Sandtoft 'Greenwood'

Goxhill/Sandtoft 'Provincial'

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

Rainwater Goods

MD19 Colour of Rainwater Goods to be Agreed

Before the commencement of the development hereby permitted the final colour of the rainwater goods hereby permitted shall be approved in writing by the Local Planning Authority, and the colour so approved shall be applied within one month of the development hereby permitted being first brought into use and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason 1: To ensure that the Local Planning Authority retains control over this detail of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over this detail of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD20 Black Coloured Rainwater Goods

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

Reason 1: In the interests of the appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD21 Guttering Fixed by Gutter Spikes/Rise and Fall Brackets

The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used unless otherwise agreed in writing by the Local Planning Authority.

Reason 1: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural composition and appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD22 Cast Iron Rainwater Goods

All rainwater goods shall be of cast iron construction and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason 1: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural composition and appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

Windows And Doors

MD23 Frames to be White Painted Timber

All new window frames, glazing bars and external door frames shall be of timber construction, white painted and thereafter so maintained.

Reason 1: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural composition and appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD24 Frames to be Dark Brown Stained Timber

All new window frames, glazing bars and external door frames shall be of timber construction, stained dark brown and thereafter so maintained.

Reason 1: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural composition and appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD25 uPVC Framing to be Agreed

Samples of the uPVC framing to be used in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and all of the uPVC. The framing used in the development shall conform to the samples so approved.

Reason 1: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

MD26 Window Frame in Reveal to Match Existing

The external face of the frame to all new windows shall be set in reveals to match those of existing windows of the principal building on the site.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD27 Window Frames in Reveal

The external face of the frame to all new windows shall be set in a reveal of a minimum of **** from the front face of the adjacent walling and thereafter so maintained.

Reason 1: To ensure that the Local Planning Authority retains control over this detail of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over this detail of the development in the interests of the appearance of the development, and the character and visual

amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD28 Door Details to be Agreed

Details of the design of all external doors to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and all external doors used in the development shall conform to the details so approved.

Reason 1: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD29 Window Details to be Agreed

Details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason 1: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. . This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD30 Sash Window Details - Recessed Box Frame

For the avoidance of doubt, the new windows shall be traditional, painted timber, box sliding sashes, set at least 10 cm in reveal, with the boxes recessed behind the masonry. The sashes shall have **** panes, **** decorative horns, and full constructional details, at a scale of not less than 1:10, or full scale samples shall be submitted to and approved in writing by the Local Planning Authority before development is commenced. The windows shall be installed in accordance with the approved details and thereafter so maintained.

NOTE: You are advised that model specification drawings are available from the Local Planning Authority.

Reason 1: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual

amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD31 Sash Window Details - Exposed Box Frame

For the avoidance of doubt, the new windows shall be traditional, painted timber, box sliding sashes, having a flush box with a moulded surround. The sashes shall have **** panes, **** decorative horns and full constructional details, at a scale of not less than 1:10, or full scale samples, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The windows shall be installed in accordance with the approved details and thereafter so maintained.

NOTE: You are advised that model specification drawings are available from the Local Planning Authority.

Reason 1: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD32 Obscure Glazing

Notwithstanding the details submitted, the following window(s) shall be obscure glazed and thereafter so maintained ****

Reason: To prevent overlooking, in the interests of the amenity of nearby residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

MD33 Roof Light Details to be Agreed

Before the commencement of the development hereby permitted full details, including samples if so required, of the proposed roof light(s) shall be submitted to and approved in writing by the Local Planning Authority. The roof light(s) shall be installed in accordance with the approved details and thereafter so maintained.

Reason 1: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual

amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

Shopfronts

MD34 Installation of Approved Shop Front

The shop front hereby permitted shall be completed in accordance with Drawing Reference **** before the refurbished shop is first brought into use.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD35 Details of New/Replacement Shop Front

Large scale constructional drawings (including vertical and horizontal sections) at a scale of at least 1:5 and/or full scale samples of the timber mouldings for such features as stallriser panels, door panels, pilasters, consoles, corbels, fascia surround and cornice, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The development shall be constructed in accordance with the details so approved.

Reason 1: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

Colour Scheme

MD36 Details of External Colour Scheme

Details of the external colour scheme shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby granted and the approved scheme shall be implemented in full before the development hereby permitted is first brought into use.

Reason 1: To ensure that the Local Planning Authority retains control over the external colour of the development in the interests of the character and appearance of the development and the

visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over the external colour of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD37 Coloured Drawings

A coloured drawing to illustrate the disposition of external materials, and samples of the following materials shall be submitted to and approved in writing by the Local Planning Authority and no works shall commence in advance of that approval:

- i) The brick for the external faces of all walls including the brick for any features such as string courses or piers;
- ii) The stone for features such as string courses, lintels, cills, mullions, cornices and copings;
- iii) All roofing materials;

The development shall be implemented in accordance with the details so approved.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

Improvements to Existing Features

MD38 Improvements to Existing Building

Before **** the following shall be removed from the building and the fabric made good :

Reason 1: In the interests of the character and appearance of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the character and appearance of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD39 Improvement for Existing Dormer Windows

Before the commencement of the development hereby permitted a scheme for the improvement of the dormer windows, in such a manner that they relate better to the windows below, shall be submitted to and be approved by the Local Planning Authority. The approved scheme shall be fully implemented and completed before ****

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

MD40 External Renovation Scheme

Before the commencement of the development hereby permitted a detailed schedule of external renovation works shall be submitted to and approved in writing by the Local Planning Authority and development hereby approved shall not be implemented other than in accordance with the schedule of works. The repairs included in the schedule shall be fully implemented before ****

The schedule shall provide for:

- i) The retention, repair and overhaul of eaves, cornices and decorative gutters or where beyond retention their like for like replacement in identical material and design;
- ii) The retention, repair and overhaul of all windows or where beyond retention their like for like replacement in identical materials and design;
- iii) The retention, repair and overhaul of all panelled doors or where beyond retention their like for like replacement in identical materials and design.

Other than those approved as part of the proposals hereby approved there shall be no external alternations to the building without the prior written approval of the Local Planning Authority.

NOTE: In this condition, alterations includes changes to windows, the installation of boiler or extract ventilation flues, drainage runs, gas, electricity or water services or any other work which would affect the external character of the building particularly the front elevation.

Reason 1: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

Large Scale Details

MD41 Large Scale Details/Working Drawings

Notwithstanding the approved drawings, large scale details (at a scale of at least 1:20) of the following features shall be submitted to and approved by the Local Planning Authority and no work shall commence in advance of that approval. These details shall provide for a cross sectional detailed drawing at 1:20 scale for each feature and the development shall be constructed in accordance with the details so approved:

Reason 1: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

Barn Conversions

MD42 Barn Conversion – Extent of Structural Works (conversion to residential use)

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

NOTE: You are advised that should it become necessary during conversion to undertake works beyond those approved by this condition then this planning permission may become invalid and the development treated as the erection of a new building which will necessitate the submission of a planning application for such. That application will be considered under relevant local planning policies and may not be acceptable.

Reason: Planning permission is only granted for conversion of the existing building(s) by virtue of the architectural and historic quality of the building(s). This condition is imposed in accordance with Policies DC6 and DC7 of the East Lindsey Local Plan Alteration 1999.

MD43 Barn Conversion – Retention of Existing Features

Before the commencement of the development hereby permitted, a schedule and accompanying photographs of existing features of the building including doors, windows and window surrounds, roof timbers and wall plates, staircases, floor joists, and flooring shall be submitted to the Local Planning Authority. A schedule of proposed works indicating which features are to be retained, altered or the removed shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development and the development shall be implemented in strict accordance with that schedule.

Reason: To ensure that the architectural and historic integrity of the building(s) are preserved. This condition is imposed in accordance with Policies DC6 and DC7 of the East Lindsey Local Plan Alteration 1999.

Miscellaneous

MD44 Domestic Accoutrements

Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted and there shall be no variation from the details so approved without the prior written consent of the Local Planning Authority.

Reason 1: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with H12 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies H12 and C1 of the East Lindsey Local Plan Alteration 1999.

MD45 Completion of Development

Once development has been commenced no material part of the development shall be omitted without the prior written consent of the Local Planning Authority and, its development shall be completed (subject to non-material omission) as a whole in accordance with a programme to be agreed with the Local Planning Authority.

Reason: In the interests of the architectural and visual integrity of the overall development. This condition is imposed in accordance with Policy H12 of the East Lindsey Local Plan Alteration 1999.

MD46 Completion of Features

Before the **** is/are first occupied, the following features shown on the submitted Drawing No. **** shall be implemented and fully completed.

Reason: In the interests of the architectural and visual integrity of the overall development. This condition is imposed in accordance with Policies H12 and A5 of the East Lindsey Local Plan Alteration 1999.

NOISE

NC01 Time Limitation for the Use of Machinery

No machinery or power tools shall be operated on the premises before **** on weekdays and **** on Saturdays nor after **** on weekdays and **** on Saturdays, nor at any time on Sundays, Bank or Public Holidays without the prior written consent of the Local Planning Authority.

Reason: In the interests of residential amenity. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

NC02 Acoustic Report Required

Before the commencement of the development hereby permitted, a report prepared by a qualified noise consultant shall be submitted to and approved in writing by the Local Planning Authority. This report shall identify any measures or works necessary to ensure that there is no possible nuisance caused to nearby residential properties. Those measures and works so approved by the Local Planning Authority shall be implemented in full before the building hereby granted is first brought into use.

Reason: To ensure that there is no noise nuisance to nearby residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

NC03 Noise Emission Levels

The level of noise emitted from the site shall not exceed **** dB as measured on the **** boundary(s) of the site.

Reason: To ensure that there is no noise nuisance to nearby residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

NC04 Position of Plant and Machinery

Before the development hereby permitted is first brought into use, plans of the position of all external roof, floor and wall mounted plant and machinery shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is no noise nuisance to nearby residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

NC05 Noise Limitation on Plant/Machinery (A)

Before the development hereby permitted is first brought into use, the associated plant/machinery shall be enclosed with sound-insulating material in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is no noise nuisance to nearby residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

NC06 Noise Limitation on Plant/Machinery (B)

Before the development hereby permitted is first brought into use, the associated plant/machinery shall be mounted in a way which will minimise transmission of structure borne sound in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is no noise nuisance to nearby residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

NC07 Provision of Sound Insulation

The building shall be [constructed] [adapted] so as to provide sound insulation against internally generated noise of not less than **** dB, with windows shut and other means of ventilation provided, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is no noise nuisance to nearby residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

NC08 No Amplified Music

There shall be no amplified music in the premises at any time.

Reason: To ensure that there is no noise nuisance to nearby residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

NC09 No Audible Noise

There shall be no noise audible outside the building arising from the permitted use of the premises.

Reason: To ensure that there is no noise nuisance to nearby residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

OCCUPANCY RESTRICTIONS

OR01 Agricultural Occupancy Dwelling

The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture or forestry as defined in Section 336 of the Town and Country Planning Act 1990 or a widow or widower or such a person, and to any resident dependents.

Reason: The site is located in the open countryside where it is Government policy, as expressed through PPS7, to restrict new residential development to that which is essential to meet a proven agricultural or horticultural need. The circumstances in this case satisfy such a need and this permission is thus restricted to agricultural/horticultural occupancy. This condition is imposed in accordance with Policy H3 of the Lincolnshire Structure Plan 2006.

OR02 Agricultural Occupancy Caravan

The occupation of the caravan hereby permitted shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture or forestry as defined in Section 336 of the Town and Country Planning Act 1990 or a widow or widower of such a person, and to any resident dependents.

Reason: The site is located in the open countryside where it is Government policy, as expressed through PPS7, to restrict residential development to that which is essential to meet a proven agricultural or horticultural need. The circumstances in this case satisfy such a need and this permission is thus restricted to agricultural/horticultural occupancy. This condition is imposed in accordance with Policy H3 of the Lincolnshire Structure Plan 2006.

OR03 Agricultural Occupancy Existing House

The occupation of the existing dwelling known as **** shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture or forestry as defined in Section 336 of the Town and Country Planning Act 1990 or a widow or widower of such a person, and to any resident dependents, from the date of the commencement of the development hereby permitted.

Reason: The site is located in the open countryside where it is Government policy, as expressed through PPS7, to restrict new residential development to that which is essential to meet a proven agricultural or horticultural need. The circumstances in this case demonstrate that there is a need for two dwellings on the holding to serve the functional needs of the enterprise and the Local Planning Authority therefore consider it necessary to restrict the occupancy of both the existing and proposed dwelling as described to prevent the future severance of the existing dwelling from the holding and subsequent pressure to develop a further dwelling based upon the needs of the holding. This condition is imposed in accordance with Policy H3 of the Lincolnshire Structure Plan 2006.

OR04 Use as a Family/Granny Annexe Only (within a defined settlement)

The accommodation hereby permitted shall be and shall remain incidental to the use of the dwelling known as ****, shall not be sold or let off separately, and shall be used only by members of the family of the occupier of that dwelling.

Reason: The Local Planning Authority consider that the proposed annexe would be inappropriate for occupation independent of the main dwelling by virtue of the substandard level of accommodation of the annexe and the physical relationship between the annexe and the main house which would create inadequate levels of residential amenity for the occupiers of both. This condition is imposed in accordance with Policy H12 of the East Lindsey Local Plan Alteration 1999.

OR04A Use as a Family/Granny Annexe Only (open countryside)

The accommodation hereby permitted shall be and shall remain incidental to the use of the dwelling known as ****, shall not be sold or let off separately, and shall be used only by members of the family of the occupier of that dwelling.

Reason: The Local Planning Authority consider that the proposed annexe would be inappropriate for occupation independent of the main dwelling by virtue of the substandard level of accommodation of the annexe and the physical relationship between the annexe and the main house which would create inadequate levels of residential amenity for the occupiers of both. Furthermore, independent occupation of the annexe would be tantamount to the formation of a new dwelling in the open countryside. This condition is imposed in accordance with Policy NE1 of the Lincolnshire Structure Plan 2006.

OR05 Restriction of Occupancy - Staff Members

The occupation of the **** hereby permitted shall be limited to a person solely or mainly employed or last employed in the business occupying the site edged red on the plan forming part of this Decision Notice, or a widow or widower of such a person, or any resident dependents.

Reason: To ensure that the ***** is occupied only in association with that business. Occupation independent of the business would be unacceptable by virtue of Policy NE1 of the Lincolnshire Structure Plan 2006.

OR06 Use as a Holiday Accommodation

The accommodation hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To ensure that the development is restricted to holiday use only and that the accommodation is not used for residential purposes and in accordance with Policy T4 of the Lincolnshire Structure Plan 2006 which seeks to restrict residential development in the open countryside to that which is necessary to serve proven agricultural needs.

OPEN SPACE AND PLAY AREAS

OS01 Provision of Play Area

An equipped children's play areas shall be provided within the site. The timing of the implementation, location, detailed design, layout, specification of the equipment, and the management and maintenance regime of the play area shall be submitted to and approved in writing by the Local Planning Authority. The play area shall be provided in accordance with the details so approved, and thereafter so maintained.

Reason: To ensure that adequate play provision is made for the occupiers of the development hereby permitted and that the facility is adequately managed and maintained. This condition is imposed in accordance with Policy H12 of the East Lindsey Local Plan Alteration 1999.

OS02 Implementation of Open Space

Prior to the commencement of the development hereby permitted a plan illustrating all areas of publicly accessible open space shall be submitted to and approved in writing by the Local Planning Authority. The areas so approved shall be laid out and made available for use in accordance with a specification and phasing that shall first be agreed in writing by the Local Planning Authority, and shall thereafter be so maintained.

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space. This condition is imposed in accordance with Policy H12 of the East Lindsey Local Plan Alteration 1999.

OS03 Open Space Management

A management plan for the areas of publicly accessible open space and any outdoor play areas, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The management of these areas shall be carried out in accordance with the details so approved.

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space. This condition is imposed in accordance with Policy H12 of the East Lindsey Local Plan Alteration 1999.

OS04 Footpaths

Prior to the commence

ment of the development hereby permitted, details of the location and design of all publicly accessible pedestrian routes through the development shall be submitted to and approved in writing by the Local Planning Authority. These routes shall be provided and made available for use in accordance with a phasing plan which shall first be approved in writing by the Local Planning Authority.

Reason: To ensure that adequate pedestrian routes are made available for the occupiers of the development hereby permitted and that that provision is made for the management and maintenance of those routes. This condition is imposed in accordance with Policy H12 of the East Lindsey Local Plan Alteration 1999.

OUTLINE CONDITIONS

OC01 Single Storey Development

The development hereby permitted shall not exceed one storey in height and there shall be no provision of habitable accommodation within the roof space.

Reason: To ensure that the development is compatible with the existing character of development in the locality. This condition is imposed in accordance with Policy A4 or A5 of the East Lindsey Local Plan Alteration 1999. (*Delete as appropriate*)

OC02 Two-Storey Development

The development hereby permitted shall be of two storeys in height.

NOTE: You are advised that a chalet style development with accommodation in the roof space would not satisfy this condition.

Reason: To ensure that the development is compatible with the existing character of development in the locality. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

OC03 Roof Design

The development hereby permitted shall have a gabled roof design with the roof ridge parallel to the highway.

Reason 1: In the interests of the appearance of the development and the visual amenity and character of the area in which it is set. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: In the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

PERMITTED DEVELOPMENT RIGHTS

PD01 Withdrawal of PDs - Site Huts/Offices

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no site huts, material storage compounds or sales office buildings shall be installed or fixed on the site unless first agreed in writing by the Local Planning Authority.

Reason 1: To ensure that the Local Planning Authority retains control over the siting of these facilities during the construction process, in the interests of the visual amenity of the locality. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over the siting of these facilities during the construction process, in the interests of the character and visual amenity of this part of the Conservation Area within which the site is located. This condition is imposed in accordance with Policies A5 and C1 of the East Lindsey Local Plan Alteration 1999.

PD02 Withdrawal of Domestic PDRs

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
- ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
- iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows;
- iv) the installation of satellite dishes.

Reason 1: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and the visual amenity and character of the area within which it is set. This condition is imposed in accordance with Policies A4 and A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and the visual amenity and character of this part of the Conservation Area within which it is set. This condition is imposed in accordance with Policies A4, A5 and C1 of the East Lindsey Local Plan Alteration 1999.

PD03 Withdrawal of PDRs -Domestic Extensions

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no garages, car ports or house extensions shall be erected within the curtilage(s) of the dwelling(s) on the site without the prior written consent of the Local Planning Authority.

Reason 1: To ensure that the Local Planning Authority retains control over the future extension of the development, in the interests of its architectural and visual integrity and the visual amenity and character of the area within which it is set. This condition is imposed in accordance with Policies A4 and A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over the future extension of the development, in the interests of its architectural and visual integrity and the visual amenity and character of this part of the Conservation Area within which it is set. This condition is imposed in accordance with Policies A4, A5 and C1 of the East Lindsey Local Plan Alteration 1999.

PD04 Withdrawal of PDRs - Windows

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no windows, other than those illustrated on the plans hereby approved, shall be formed in the walls or roof of the dwelling(s) hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To prevent overlooking of neighbouring property, in the interests of the protection of residential amenity. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

PD05 Withdrawal of PDRs - Roof Windows

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), there shall be no dormer or other windows installed in the roof area of the dwelling(s) hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent overlooking of neighbouring property, in the interests of the protection of residential amenity. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

PD06 Withdrawal of PDRs - Means of Enclose

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no walls, fences or other means of enclosure other than those illustrated on the plans forming part of the application hereby approved shall be erected on the site without the prior written consent of the Local Planning Authority.

Reason 1: To ensure that the Local Planning Authority retains control over means of enclosure, in the interests of the appearance of the development and the visual amenity and character of the area within which it is set. This condition is imposed in accordance with Policies A4 and A5 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over means of enclosure, in the interests of the appearance of the development and the visual amenity and character of this part of the Conservation Area within which it is set. This condition is imposed in accordance with Policies A4, A5 and C1 of the East Lindsey Local Plan Alteration 1999.

PD07 Withdrawal of PDRs - Front Boundaries

Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no walls, fences or other means of enclosure shall be erected between the front main wall of any dwelling facing onto a highway, proposed highway, private courtyard, private access or public open space, without the prior written approval of the Local Planning Authority.

Reason 1: To ensure that the open plan design of the development hereby permitted is maintained, in the interests of the character and appearance of the overall development. This condition is imposed in accordance with Policy A5 and H12 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To prevent the development of frontage walls or fences that would be out of character with the rural context of the site. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

PD08 Restriction to Specific Use

The premises shall be used only as **** and for no other purpose (including any other purpose in Class **** of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any Order or Statutory Instrument revoking and re-enacting that Order).

Reason: To ensure that the Local Planning Authority retains control over the future use of the premises/site in the interests of *****. This condition is imposed in accordance with Policy***** of the East Lindsey Local Plan Alteration 1999.

PERSONAL PERMISSIONS

PP01 Personal Permission Use

This permission shall operate for the benefit of **** and the use hereby approved shall be terminated at such time as **** cease(s) to occupy the premises.

Reason: *****

PP02 Personal Permission (Development)

This permission shall operate for the benefit of **** and the development hereby approved shall be removed in its entirety from the site at such time as **** cease(s) to occupy the premises.

Reason: *****

PHASING

PH01 Phasing of Development

Before the development commences, a programme for the phasing of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved programme unless the Local Planning Authority gives its prior written consent to any variation.

Reason: *****

PROTECTED SPECIES

PS01 Ecology Management

Prior to the commencement of the development, a detailed plan setting out proposals for the management of the ecology of the site shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include proposals for the protection of wildlife and its habitat within the site, appropriate mitigation measures, a programme for implementation, proposals for longer-term arrangement and supervision by a qualified ecologist.

Reason: In the interests of the protection of the ecology and associated habitat of the site. This condition is imposed in accordance with Policies NE2 and NE4 of the Lincolnshire Structure Plan 2006.

PS02 Vegetation Clearance

During the construction of the development no tree or shrub felling, lopping or clearance shall take place between mid-February to the end of July, unless the prior written approval of the Local Planning Authority is obtained.

Reason: To ensure that birds and their nests are protected during the nesting season. This condition is imposed in accordance with Policies NE2 and NE4 of the Lincolnshire Structure Plan 2006.

PS03 Great Crested Newts

No development or site clearance work shall take place on the site until a detailed mitigation strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with English Nature in respect of the Great Crested Newt population on the site. The mitigation strategy shall include the following elements and shall be implemented in full in accordance with a timetable to be approved in writing by the Local Planning Authority in consultation with English Nature:

- i) Details of measures to protect the great crested newt population that uses the ***** and associated terrestrial habitat during the site clearance and construction works; Protection measures may include fencing of the lake;
- ii) Details of improvements to ***** including the removal of fish, provision of marginal vegetation and water level management;
- iii) The provision of one or more new ponds and associated terrestrial habitat into which the amphibians from the ***** on the site can be translocated;
- iv) Monitoring of the great crested newt population to assess whether the mitigation strategy has been successful.

Reason: To ensure that the great crested newt population of the site is not adversely affected by the development and that adequate habitat is maintained/provided to sustain the population. This condition is imposed in accordance with Policy NE4 of the Lincolnshire Structure Plan 2006.

PS04 Bats

Prior to any development, demolition or site clearance work including the felling of trees on any part of the site a report prepared by a qualified bat ecologist shall be submitted to and approved in writing by the Local Planning Authority in consultation with English Nature. The report(s) shall identify whether or not there are any bat colonies or roosts on the site within both trees and buildings.

Should any such bat colonies or roosts be found on the site a detailed mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority in consultation with English Nature in respect of the bat population on the site. The mitigation strategy shall include the following elements and shall be implemented in full in accordance with a timetable to be approved in writing by the Local Planning Authority in consultation with English Nature:

- i) Any buildings with nationally or internationally important bat roosts (this may involve large numbers of bats, less common species or a maternity roost) shall be retained on site unless an alternative roost which is proven to be successful can be provided;
- ii) Where any locally important roosts are to be demolished this should take place under the supervision of a licensed bat ecologist and should take place when bats are absent (usually in winter). Alternative roosts of a design and in locations to be approved shall be provided on the site.

Note: You are advised that a DEFRA Licence will be required to demolish any buildings where a bat roost is identified

Reason: To ensure that any bats and bat roosts on the site are protected, or that alternative roosts are provided. This condition is imposed in accordance with Policy NE4 of the Lincolnshire Structure Plan 2006.

PS05 Badgers

No development or site clearance work shall take place on the site until a detailed mitigation strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with English Nature in respect of the badger population on the site. The mitigation strategy shall include the following elements and shall be implemented in full in accordance with a timetable to be approved in writing by the Local Planning Authority in consultation with English Nature: -

- i) A method statement and mitigation plan shall be provided if it is proposed to close any setts and this shall show how sett exclusions will take place humanely and include measures to provide natural or artificial alternative setts;
- ii) Details of sett protection during the construction process including fencing to keep machinery away but to allow badgers access to feeding areas and water;
- iii) Details of measures to prevent disturbance within 30 metres of sett entrances. No work shall take place close to badger setts between December and June inclusive to avoid disturbing sows with cubs underground;
- iv) Details of landscaping to allow badgers to commute between the northern and southern setts on the site using planting as cover;
- v) Details of the proposed extent and location of foraging areas to prevent the badgers becoming a problem in the future;
- vi) Details of monitoring measures to assess whether the mitigation measures are successful.

NOTE: Licence applications will need to be made to English Nature for any work that would disturb badger setts.

Reason: To ensure that the badger population of the site/surrounding area is not adversely affected by the development and that adequate habitat is maintained/provided to sustain the population. This condition is imposed in accordance with Policy NE4 of the Lincolnshire Structure Plan 2006.

REFUSE AND WASTE DISPOSAL

RF01 Disposal of Farm Wastes

Before the commencement of the development hereby permitted, details of the means of disposal of farm wastes and contaminated surface water without discharge to watercourse or ground water shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To prevent pollution. This condition is imposed in accordance with Policy DC4 of the East Lindsey Local Plan Alteration 1999.

RF02 Disposal of Manure from Stables

Before the commencement of the development hereby permitted, details of the method of disposal for manure and other waste materials shall be submitted to and approved in writing by the Local Planning Authority. There shall be no burning of manure or stable sweepings on the land.

Reason: To prevent pollution and to protect the amenity of nearby residents. This condition is imposed in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

RF03 Details of Refuse Storage

Details of the means of storage and disposal of refuse shall be submitted to and approved by the Local Planning Authority and the **** shall not commence in advance of that approval. The approved scheme shall be fully implemented before the **** and shall thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set. This condition is imposed in accordance with Policies A4 and A5 of the East Lindsey Local Plan Alteration 1999.

RF04 Refuse Storage in Accordance with Plan

The refuse storage facilities at the rear of the property as shown on Drawing No. **** and approved under this Decision Notice, shall be provided before **** and shall thereafter be so maintained. Refuse shall not be stored at the front of the property.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set. This condition is imposed in accordance with Policies A4 and A5 of the East Lindsey Local Plan Alteration 1999.

RESERVED MATTERS

RM01 Reserved Matters - Single Developments

No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:

- i) the layout, scale and appearance of building(s), including a schedule of external materials to be used;
- ii) the means of access to the site;
- iii) the landscaping of the site;
- iv) the means of sewage and surface water disposal;
- v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed scale, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development. This condition is imposed in accordance with Policy H12 of the East Lindsey Local Plan Alteration 1999.

RM02 Reserved Matters - Small Estates

The following matters are reserved for subsequent approval by the Local Planning Authority and no development to which these matters relate shall be carried out until these matters have been approved, viz:

- i) detailed drawings of the estate layout to a scale of not less than 1:500 and including road and plot layouts;
- ii) detailed drawings to a scale of not less than 1:100 showing the layout, scale and appearance of each building, including a schedule of the materials to be used for external walls and roof;
- iii) the siting and design of any vehicular access to a highway or estate road;
- iv) the means of foul and surface water disposal;
- v) details of landscaping and tree planting.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed scale, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development. This condition is imposed in accordance with Policy H12 of the East Lindsey Local Plan Alteration 1999.

SITE CONDITIONS AND LEVELS

SW01 Ground Survey and Foundation Details

Before the commencement of the development hereby permitted, a fully detailed report and survey of the site prepared by a suitably qualified professional shall be submitted to and approved by the Local Planning Authority indicating the ground conditions and site characteristics, together with details of the necessary specialist measures for foundation design of the proposed buildings in order to overcome any difficulties identified in the report.

Reason: In the interests of the stability of the site/development and adjacent land/buildings and in accordance with Policy A4 of the East Lindsey Local Plan Alteration 1999.

SW02 Details of Existing/Proposed Site Levels

Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason 1: To reduce the risk of flooding of the development. This condition is imposed in accordance with NE13 of the Lincolnshire Structure Plan 2006.

or

Reason 2: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development. This condition is imposed in accordance with Policies A4 and A5 of the East Lindsey Local Plan Alteration 1999.

STREETSCAPE

SS01 Pedestrian Environment

A detailed scheme for the pedestrian environment around the site including surfacing materials, footways, street furniture and road crossing points, including the phasing of these works, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The scheme so approved shall be implemented in accordance with the phasing details so approved.

Reason 1: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policy H12 of the East Lindsey Local Plan Alteration 1999.

or

Reason 2: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set. This condition is imposed in accordance with Policies H12 and C1 of the East Lindsey Local Plan Alteration 1999.

TEMPORARY PERMISSION

TP01 Temporary Permission (Use)

The development hereby permitted shall be discontinued at or before ****, unless the prior written consent of the Local Planning Authority has been obtained to an extension of the period of validity.

Reason: To enable the Local Planning Authority to review the impact of the development on the amenities of the locality. This condition is imposed in accordance with Policy ***** of the East Lindsey Local Plan Alteration 1999. To be inserted.

TP02 Temporary Permission & Site Restoration (Use of Land)

The use hereby permitted shall be discontinued at or before ***** and the site restored to its former condition before that date, unless the prior written consent of the Local Planning Authority has been obtained to an extension of the period of validity.

Reason: To enable the Local Planning Authority to review the effect of the development on *****. This condition is imposed in accordance with Policy ***** of the East Lindsey Local Plan Alteration 1999. To be inserted.

TP03 Temporary Permission & Site Restoration (Structures/Buildings)

The structure/building hereby permitted shall be removed from the site at or before ***** and the site restored to its former condition before that date, unless the prior written consent of the Local Planning Authority has been obtained to an extension of the period of validity.

Reason: The structure/building is of a temporary design and materials of construction and is only permitted to provide short term accommodation to serve the needs of the *****. The retention of the structure/building beyond this date would be harmful to the visual amenity and character of the locality by virtue of its temporary nature and the potential for its fabric to become dilapidated. This condition is imposed in accordance with Policy A5 of the East Lindsey Local Plan Alteration 1999.

TREES AND HEDGE PROTECTION

TR01 Location of Trees - Outline Applications

When application is made to the Local Planning Authority for the approval of reserved matters, that application shall be accompanied by the following details:

- i) 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 75 mm, showing which trees are to be retained and which are to be felled, and the crown spread of each retained tree;
- ii) 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;
- iii) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;
- iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation;
- v) details of the specification and position of fencing and other measures to be taken for the protection of any retained tree from damage before or during the course of development.

Reason: To ensure the protection of those trees on the site which are of amenity value, in the interest of the visual amenity of the locality. This condition is imposed in accordance with Policy NE5 of the Lincolnshire Structure Plan 2006.

TR02 Protection of Trees During Development

Where trees are shown on Drawing Reference **** to be retained on site they shall be protected during construction work as follows:

- i) chestnut pale or similar fencing 1.5 metres in height shall be provided around the trees to be retained before development is commenced at a minimum distance from the trunks equal to the spread of the crowns of the trees. No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority;
- ii) no burning of materials or other items shall take place within 3 metres of the crown spread of any of the trees to be retained;
- iii) no services shall be routed under the spread of the crowns of the trees to be retained without the prior written consent of the Local Planning Authority;
- iv) no retained tree shall be cut down, up-rooted, destroyed, topped or lopped without the prior written consent of the Local Planning Authority and if any tree which is to be retained dies within five years beginning with the date on which the development is commenced it shall be replaced with a tree of such size and species as may be specified in writing by the Local Planning Authority.

Reason: To ensure the protection of trees on the site. This condition is imposed in accordance with Policy NE5 of the Lincolnshire Structure Plan 2006.

TR03 Existing Trees to be Retained

None of the existing trees on the site shall be cut down, up-rooted, destroyed, topped, lopped or pruned without the prior written consent of the Local Planning Authority.

Reason: To ensure the protection of existing trees on the site, in the interests of the visual amenity of the locality. This condition is imposed in accordance with Policy NE5 of the Lincolnshire Structure Plan 2006.

TR04 Existing Hedging to be Retained

The existing hedge(s) along the **** boundary(s) of the site shall be retained and maintained and details of any proposed maintenance measures shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby granted. In the event of the existing hedgerow being removed or dying, it shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority. The new hedgerow plants shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the protection of the existing hedges on the site, in the interests of the visual amenity of the locality. This condition is imposed in accordance with Policy NE5 of the Lincolnshire Structure Plan 2006.

TR05 Hedge Retained other than for Access

The existing hedge along the **** boundary of the site shall not be removed other than as is necessary to facilitate the provision of the means of access to the site and details of the section(s) to be removed, together with details of any proposed maintenance measures for the remaining sections, shall be agreed in writing by the Local Planning Authority before the commencement of the development hereby granted.

Reason: To ensure the protection of the existing hedge, in the interests of the visual amenity of the locality. This condition is imposed in accordance with Policy NE5 of the Lincolnshire Structure Plan 2006.