

## Standard Planning Conditions (December 2008)

### STANDARD PLANNING CONDITIONS – SUMMARY OF SHORT TITLES

Number	Short Title
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A02	Details required <b>pursuant to outline permission</b>
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A05	Landscaping scheme - implementation
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B01	Trees to be retained during building operations
B02	Trees - protective fencing
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B13	Trees – excavation by hand (a)
B14	Trees – excavation by hand (b)
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C02	Sample brickwork panel
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C04	Matching materials
C05	Brickwork patterning
C06	Mortar details
<b>C07</b>	<b>Materials as set out in application</b>
<b>C08</b>	<b>Satisfactory materials (all surfaces and features)</b>

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### D Drainage conditions

- D01 Surface water drainage - implementation
- D02 Surface water drainage - no details submitted
- D03 Restricted 100mm outlet (**drainage**)
- D04 Foul water drainage - no details submitted
- D05 No change to ground levels
- D06 Sustainable drainage system (SuDS)**

### E Temporary & personal permissions

- E01 Limited period - building(s)
- E02 Limited period - use
- E03 Limited period - building(s) and use
- E04 Personal permission

### F Advertisements

- F01 Standard 5 year period
- F02 Restriction of luminance – **fascia int. illuminated single sided sign(s)**
- F03 Restriction of luminance – **projecting int. illuminated double sided sign(s)**
- F04 Hours of use for illuminated signs
- F05 Light spillage - external illumination
- F06 Temporary consent for advertisement hoarding(s)
- F07 Advertisement hoarding(s) - compliance with submitted plan
- F08 Advertisement hoarding – landscaping scheme**

### G Listed Buildings & Heritage

- G01 **Commencement of Dev.** - Listed Building & Conservation Area Consents
- G02 Notice of commencement to HBMC
- G03 Stability during partial demolition
- G04 Submission of structural engineers' drawings
- G05 Timing of demolition work
- G06 Demolition by hand
- G07 Repointing by hand
- G08 No external services
- G09 Approval of ironwork details
- G10 Submission of detailed drawings/samples
- G11 Matching internal and external materials
- G12 Precautions against loss and damage
- G13 Removal/safe storage of architectural features
- G14 Installation of internal services
- G15 Temporary consent for satellite dish, floodlighting etc.
- G16 Access for recording of Listed Building

### H Highways & Parking

- H01 Details of access layout
- H02 Satisfactory parking - no details submitted
- H03 Satisfactory parking - full application
- H04 **Size of parking bays/garages**
- H05 **Size of garage**
- H06 Parking space in front of garage

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H07	Garage doors (no opening over footway)
H08	Details of turning area
H09	Restriction on height to front and flank boundary walls
H10	Provision of sight line
H11	Visibility splays (new buildings)
H12	Visibility splays (vehicular access)
H13	Gradient of access drives
H14	Gradient of access drives (on unmade roads)
H15	Gradient of parking area or space(s)
H16	Hardstanding for wash-down facilities
H17	Materials for estate road
H18	Refuse storage - no details submitted
H19	Refuse storage - implementation
H20	Access to petrol filling station
H21	Car parking to be for customers/employees
H22	Bicycle parking
H23	Lighting scheme for access/parking
H24	Stopping up of access
H25	Satisfactory servicing facilities
H26	Repairs to damaged roads
H27	Arrangements for construction period
H28	Car park management
H29	Construction Management Plan
H30	Travel Plan
H31	Car Club
H32	Highway Drainage
H33	Car Free Housing

## I Residential Development

I01	Restriction of "permitted development" rights
I02	Restriction of "permitted development" rights - Class A, B, C and E
I03	Outline permission - restriction on floorspace (inclusive of garage)
I04	Outline permission - restriction on floorspace (exclusive of garage)
I05	Temporary permission for caravan/mobile home
I06	Occupancy by agricultural worker
I07	Restriction to members of household
I08	Private vehicles only
I09	Side space (1 metre)
I10	Side Space
I11	Obscure glazing - fixed window
I12	Obscure glazing
I13	No windows
I14	No balcony
I15	Protection from traffic noise (double-glazing etc)
I16	Protection from traffic noise (suitable screen)
I17	No additional windows
I18	No additional hardstanding
I19	Restriction on use of roof space/first floor of garage
I20	Lifetime homes and wheelchair access
I21	Secured by Design
I22	Affordable Housing
I23	Outbuilding only ancillary use

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### **J Commercial development**

- J01 Restriction on use
- J02 No display of vehicles (petrol filling stations)
- J03 No outside storage
- J04 Provision of window display
- J05 Restricted hours of use and excluding Sundays and Bank Holidays
- J06 Restricted hours of use on any day
- J07 Restricted hours of vehicle movement excluding Sundays and Bank Holidays
- J08 Restricted hours of vehicle movement on any day
- J09 Restricted hours (restaurant use)
- J10 Ventilation system for restaurant/take-away
- J11 Soundproofing etc for restaurant/take-away
- J12 Use as day nursery/playgroup (Mondays to Fridays)
- J13 Temporary use as day nursery/playgroup (Mondays to Fridays)
- J14 Restriction to private stables
- J15 Manure storage
- J16 Standby generators
- J17 No machinery without approval
- J18 Vapour recovery - petrol filling station
- ~~J19 Telecommunications apparatus – siting/appearance~~ moved to section M
- J20 Delivery pouch box – siting/appearance
- J21 Delivery pouch box – paint finish
- J22 Lighting scheme
- J23 Details of floodlights
- J24 Restriction to restaurant
- J25 No take-away/ home delivery
- J26 Ventilation system for restaurant/take-away – implementation
- J27 Restriction to private grazing
- J28 Restriction on number of horses
- J29 No temporary uses
- J30 No burning on site

### **K Other conditions regarding new buildings**

- K01 Compliance with submitted plan
- K02 No mezzanine/roof space accommodation
- K03 No equipment on roof
- K04 Demolition of existing building
- K05 Slab levels - no details submitted
- K06 Slab levels - compliance
- K07 Disabled access
- K08 Archaeological access

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K09	Soil survey – contaminated land
K19	No air conditioning
K20	Crime prevention measures
K21	Details of CCTV scheme
K22	Public art
K23	Partial redesign
K24	Drawings of building details
K25	Drawings of means of screening
K26	Removal of Industrial PD Rights (noise prevention)

### Original K10 – K18 moved to new section N below

<del>K10</del>	<del>Badgers – protective fencing</del>
<del>K11</del>	<del>Badgers – timing of works</del>
<del>K12</del>	<del>Badgers – no works close to sett</del>
<del>K13</del>	<del>Badgers – Supervision of works close to sett</del>
<del>K14</del>	<del>Bats</del>
<del>K15</del>	<del>Owls</del>
<del>K16</del>	<del>Great Crested Newts – protective fencing</del>
<del>K17</del>	<del>Great Crested Newts – timing of works</del>
<del>K18</del>	<del>Great Crested Newts – siting of materials, site huts etc.</del>

## L Energy efficiency

L01	Energy strategy report
L02	Decentralised energy supply

## M Telecommunications

M01	Telecommunications apparatus – siting and appearance
M02	Removal of telecoms PD
M03	Removal of equipment after redundancy
M04	Combination materials and landscaping condition for mast
M05	Landscaping condition for cabinet
M06	Anti graffiti and general maintenance condition

## N Wildlife / Nature Conservation

N01	Badgers – protective fencing
N02	Badgers – timing of works
N03	Badgers – no works close to sett
N04	Badgers – Supervision of works close to sett
N05	Bats
N06	Owls
N07	Great Crested Newts – protective fencing
N08	Great Crested Newts – timing of works
N09	Great Crested Newts – siting of materials, site huts etc.
N10	Bat survey

## P Gypsies and Travellers

P01	Occupation only by gypsies / travellers
P02	Gypsies – details of toilet / utility blocks
P03	Gypsies – commercial vehicles

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- P04 Gypsies – personal condition
- P05 Gypsies – siting of caravans
- P06 Gypsies – number of caravans

### DI Standard Informatives

- DI01 Outline application – detailed plans
- DI02 RM application – conditions still apply
- DI03 Seek advice regarding...
- DI04 Consent under Petroleum Act
- DI05 Consent under Water Resources Act (Thames Region)
- DI06 Notify Building Control regarding demolition
- DI07 1 metre sidespace (general)
- DI08 Consent under Water Resources Act (Kent Region)
- DI09 Sidespace (extensions)
- DI10 Consult Land Charges / Street Numbering
- DI11 Street Tree – consult Leisure Services
- DI12 Disability legislation
- DI13 Restaurant ventilation system
- DI14 Commencement – notify English Heritage
- DI15 Highways Act – overhanging vehicles
- DI16 Contact highways regarding crossover
- DI17 Commencement – notify English Nature
- DI18 Commencement – notify Development Control
- DI19 Consultee requirements reminder
- DI20 Display postal number
- DI21 Seek Building Control advice
- DI22 Reminder regarding other consents required
- DI23 Notification regarding sewer realignment etc
- DI24 Public Right of Way advice
- DI25 Stopping up of Right of Way
- DI26 Highways Act – doors overhanging highway
- DI27 Thames Water Restaurant advice
- DI28 Variation to approved plans
- DI29 EHO – contact pollution team
- DI30 Obscure Glazing

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### STANDARD PLANNING CONDITIONS – FULL TEXT WITH REASONS

#### A Commencement, Outline and Landscaping/Boundary Enclosure Conditions

##### A01 Commencement of development **within 3 years**

The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.

**REASON: Section 91, Town and Country Planning Act 1990.**

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##### A02 Details required **pursuant to outline permission** (see DI01)

- (i) Details relating to the
  - (a) access
  - (b) appearance
  - (c) landscaping
  - (d) layout
  - (e) scale

shall be submitted to and approved by the Local Planning Authority before any development is commenced.

(ii) Application for approval of the details referred to in paragraph (i) above must be made not later than the expiration of three years beginning with the date of this decision notice.

(iii) The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the details referred to in paragraph (i) above, or in the case of approval on different dates, the final approval of the last such matter to be approved.

**REASON: No such details have been submitted and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990.**

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##### A03 Compliance with landscaping details

The landscaping details, which shall include the materials of paved areas and other hard surfaces, submitted in accordance with condition ... (details required) and subsequently approved in writing by ~~or on behalf of~~ the Local Planning Authority shall be implemented in the first planting season following the occupation of the buildings or the substantial completion of the development whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and to secure a visually satisfactory setting for the development.**



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### A04 Landscaping scheme - full application but no details submitted

Details of a scheme of landscaping, which shall include the materials of paved areas and other hard surfaces, shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before the commencement of the development hereby permitted. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and to secure a visually satisfactory setting for the development.**

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### A05 Landscaping scheme - implementation

The landscaping scheme as shown on the submitted drawings shall be implemented in the first planting season following the first occupation of the buildings or the substantial completion of the development whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and to secure a visually satisfactory setting for the development.**

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### A06 Size and type of trees

Unless otherwise agreed in writing by ~~or on behalf of~~ the Local Planning Authority, the trees hereby approved as part of the landscaping scheme shall be of standard nursery stock size in accordance with British Standard 3936:1980 (Nursery Stock art 1:Specification for Trees and Shrubs), and of native broad-leaved species where appropriate.

**REASON: In order to comply with Policy NE8 of the adopted Unitary Development Plan and to secure a visually satisfactory setting for the development.**

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### A07 Boundary enclosures - no details submitted

Before any part of the development hereby permitted is first occupied boundary enclosures of a height and type to be approved in writing by ~~or on behalf of~~ the Local Planning Authority shall be erected in such positions along the boundaries of the site(s) as shall be approved and shall be permanently maintained thereafter.



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**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties.**

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**A08** Boundary enclosures - implementation

The boundary enclosures indicated on the approved drawings shall be completed before any part of the development hereby permitted is first occupied and shall be permanently maintained thereafter.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of visual amenity and the amenities of adjacent properties.**

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**A09** Landscaping scheme (including street furniture)

A scheme for landscaping, which shall include details of all proposed hard surfacing, means of enclosure, lighting columns, bollards and any other street furniture, and of planting (to include a schedule of the sizes and species of plants) shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details. The approved scheme shall be implemented in the first planting season following the first occupation of the buildings, or the substantial completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced within the next planting season with others of similar size and species to those originally planted.

**REASON: In order to comply with Policy BE1 of the Unitary Development Plan and to secure a visually satisfactory setting for the development.**

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### B Tree Conditions

#### B01 Trees to be retained during building operations

No trees on the site shall be felled, lopped, topped or pruned before or during building operations except with the prior agreement in writing by ~~or on behalf of~~ the Local Planning Authority. Any trees removed or which die through lopping, topping or pruning shall be replaced in the next planting season with trees of such size and species as may be agreed with the Authority.

**REASON: In order to comply with Policy NE7 of the adopted Unitary Development Plan and to ensure that as many trees as possible are preserved at this stage, in the interest of amenity.**

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#### B02 Trees - protective fencing

No demolition, site clearance or building works (including trenches, pipelines for services or drains) shall be undertaken until Chestnut Pale fencing not less than 1.2 metres in height has been erected around every tree or tree group on the site shown to be retained on the submitted drawings at the furthest extent of the spread of the canopy of any tree or tree group except where development is hereby permitted within this area. The fence shall be placed so as to exclude the site of the said development but otherwise as far as possible from the trees. The areas enclosed by fencing shall not be used for any purpose and no structures, machinery, equipment, materials or spoil shall be stored or positioned within these areas. Such fencing shall be maintained during the course of the building work hereby permitted.

**REASON: In order to comply with Policy NE7 of the adopted Unitary Development Plan and to ensure that all existing trees to be retained are adequately protected.**

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#### B03 Trees - no bonfires

No bonfires shall take place within 6 metres of the furthest extent of the spread of the canopy of any tree or tree group shown to be retained on the submitted drawings.

**REASON: In order to comply with Policy NE7 of the adopted Unitary Development Plan and to ensure that all existing trees to be retained on the site are adequately protected.**

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#### B04 Trees - no trenches, pipelines or drains

No trenches, pipelines for services or drains shall be sited under the spread of the canopy of any tree or tree group shown to be retained on the submitted plans without the prior agreement in writing by ~~or on behalf of~~ the Local Planning Authority.

**REASON: In order to comply with Policy NE7 of the adopted Unitary Development Plan and to ensure that all existing trees to be retained on the site are adequately protected.**

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## Standard Planning Conditions (December 2008)

### B05 Replacement tree(s) elsewhere on site

If any trees are felled in order to implement the development hereby permitted, trees of a size and species to be agreed in writing by ~~or on behalf of~~ the Local Planning Authority shall be planted as replacements in such positions as shall be agreed by the Authority in the first planting season following completion of the development. Any trees which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

**REASON: In order to comply with Policy NE8 of the adopted Unitary Development Plan and to secure a visually satisfactory setting for the development.**

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### B06 Replacement tree(s)

A replacement tree or trees of sizes and species to be agreed in writing by ~~or on behalf of~~ the Local Planning Authority shall be planted in such positions as shall be agreed by the Authority within 12 months of the removal of the tree(s). Any replacement tree which dies, is removed or becomes seriously damaged or diseased within 5 years of the date of this consent shall be replaced in the next planting season with another of similar size and species to that originally planted.

**REASON: In order to comply with Policy NE8 of the adopted Unitary Development Plan and in the interest of the visual amenities of the area.**

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### B07 Tree surgery

The work to the tree(s) hereby granted consent shall be carried out in accordance with British Standard 3998:1989 (Recommendations for Tree Work)

**REASON: In order to comply with Policy NE8 of the adopted Unitary Development Plan and in the interest of good arboricultural practice and the visual amenities of the area.**

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### B08 Details of tree surgery

Details of tree surgery to the ..... shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any part of the development hereby permitted is first occupied, and the surgery shall be carried out in accordance with the approved details.

**REASON: In order to comply with Policy NE8 of the adopted Unitary Development Plan and in the interest of good arboricultural practice and the visual amenities of the area.**

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### B09 Tree consent – commencement

The tree works hereby granted consent shall be carried out within 2 years of the date of this decision.

**REASON: In order to comply with Policy NE8 of the adopted Unitary Development Plan and in the interest of good arboricultural practice and the visual amenities of the area.**

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### B10 Trees – details of protective fencing

Before the development hereby permitted is commenced, details of the specification and position of fencing (and any other measures to be taken) for the protection of any retained tree shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority. The areas enclosed by fencing shall not be used for any purpose and no structures, machinery, equipment, materials or spoil shall be stored or positioned within these areas. Such fencing shall be maintained during the course of building work.

**REASON: In order to comply with Policies NE7 and NE8 of the adopted Unitary Development Plan to ensure works are carried out according to good arboricultural practice and in the interest of the health and visual amenity value of trees to be retained.**

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### B11 Trees – details of trenches etc.

Before the development hereby permitted is commenced, details of the location and means of excavation for soakaways, trenches, pipelines for services or drains shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority, and the excavations shall be carried out in accordance with the approved details.

**REASON: In order to comply with Policy NE7 of the adopted Unitary Development Plan to ensure works are carried out according to good arboricultural practice and in the interest of the health and visual amenity value of trees to be retained.**

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### B12 Trees – details of excavation for foundations

Before any work is commenced, details of the depth, extent and means of excavation of the foundations shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority, and the excavations and foundations shall be carried out in accordance with the approved details.

**REASON: In order to comply with Policy NE7 of the adopted Unitary Development Plan to ensure works are carried out according to good arboricultural practice, and in the interest of the health and visual amenity value of trees to be retained.**

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### B13 Trees – excavation by hand (a)

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The excavation works beneath the canopy of any trees shown to be retained on the submitted plan shall be carried out by hand or by tools held in the hand (other than power-driven tools). Any roots encountered of 50mm or more in diameter shall be carefully retained and protected from exposure and desiccation. Any damaged or severed roots shall be cut so that the final wound is as small as possible.

**REASON: In order to comply with Policy NE7 of the adopted Unitary Development Plan to ensure works are carried out according to good arboricultural practice, and in the interest of the health and visual amenity value of trees to be retained.**

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### B14 Trees – excavation by hand (b)

Construction of the foundations around existing roots shall be carried out by hand or by tools held in the hand (other than power-driven tools), placing sufficient small material such as sharp sand around the roots to avoid damage by compaction.

**REASON: In order to comply with Policy NE7 of the adopted Unitary Development Plan to ensure works are carried out according to good arboricultural practice, and in the interest of the health and visual amenity value of trees to be retained.**

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### B15 Trees – details of access/parking

Before the development hereby permitted is commenced, details of the materials, depth, extent and means of excavation required for the construction of the access/car parking shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority, and the excavations and the access/car parking shall be carried out in accordance with the approved details.

**REASON: In order to comply with Policy NE7 of the adopted Unitary Development Plan to ensure works are carried out according to good arboricultural practice, and in the interest of the health and visual amenity value of trees to be retained.**

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### B16 Trees – no excavation

There shall be no excavation works beneath the canopy of any trees shown to be retained on the submitted plan. The drive and car parking spaces shall be constructed in accordance with details to be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority.

**REASON: In order to comply with Policy NE7 of the adopted Unitary Development Plan to ensure works are carried out using a “no-dig” method of work and according to good arboricultural practice, and in the interest of the health and visual amenity value of trees to be retained.**

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### B17 Trees – changes in level

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Before the development hereby permitted is commenced, details of all excavation and deposit of soil on the site shall be submitted to and approved in writing by ~~or on~~ **behalf of** the Local Planning Authority, and the excavation and deposit of soil shall be carried out in accordance with the approved details.

**REASON: In order to comply with Policy NE7 of the adopted Unitary Development Plan to ensure that all changes in levels are carried out in such a way as to minimise disturbance to existing trees to be retained.**

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### B18 Trees - Arboricultural Method Statement

No demolition, site clearance or building works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority.

The statement shall include details of:

- Type and siting of protective fencing, and maintenance of protective fencing for the duration of project;
- Type and siting of scaffolding (if required);
- Details of the method and timing of demolition, site clearance and building works
- Depth, extent and means of excavation of foundations and details of method of construction of new foundations
- Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;
- Location of bonfire site (if required);
- Details of the location of underground services avoiding locating them within the protected zone
- Details of the method to be used for the removal of existing hard surfacing within the protected zone
- Details of the nature and installation of any new surfacing within the protected zone
- Methods proposed for the watering of the trees during the course of the project

The method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.

**REASON: To ensure that all existing trees to be retained are adequately protected and to comply with Policy NE7 of the adopted Unitary Development Plan.**

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### B19 Trees - Appointment of Arboricultural Supervisor

The applicant shall at his own expense instruct an arboricultural consultant, approved by the Council in writing to liaise with the developer and/or his architect or engineer to approve details of construction methods, oversee the works and report to the Council throughout the period of the works in so far as the works may affect trees within the site. Works shall not commence on site until a consultant has been appointed. After commencement of the project, all persons employed or engaged on the project shall immediately comply with any reasonable instruction, advice or

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request given or made by the arboricultural consultant in respect of works in so far as they relate or affect trees within the site, including an instruction to cease work if the arboricultural consultant considers that works have deviated from the agreed working methods and in these circumstances works shall not recommence until or unless written authority has been given by the Council or the arboricultural consultant that such works may recommence.

**REASON: To ensure that works are carried out according to good arboricultural practice and in the interests of the health and amenity of the trees to be retained around the perimeter of the site and to comply with Policy NE7 of the adopted Unitary Development Plan.**

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### B20 Woodland Management Plan

A woodland management plan, including tree and shrub planting, habitat enhancement, long term design objectives, management responsibilities and maintenance schedules for ..... shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The plan shall include arrangements and timetable for its implementation and shall be carried out in accordance with the approved details.

**REASON: In order to comply with Policy NE8 of the adopted Unitary Development Plan and in the interest of good arboricultural practice and the visual amenities of the area.**



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### C Details of materials/appearance

#### C01 Satisfactory materials (external surfaces)

Details of the materials to be used for the external surfaces of the building shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area**

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#### C02 Sample brickwork panel

Sample panels of facing brickwork showing the proposed colour, texture, facebond and pointing shall be provided on site and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any work is commenced and the sample panels shall be retained on site until the work is completed. The facing brickwork of the development hereby permitted shall be carried out in accordance with the details of the approved sample panels.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area**

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#### C03 Details of windows

Details of the windows (including rooflights and dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any work is commenced. The windows shall be installed in accordance with the approved details.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

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#### C04 Matching materials

Unless otherwise agreed in writing by ~~or on behalf of~~ the Local Planning Authority the facing materials of the development hereby permitted as far as is practicable match those of the existing building.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

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## Standard Planning Conditions (December 2008)

### C05 Brickwork patterning

Details of the form, patterning and bonding of the brickwork on the development hereby permitted shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

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### C06 Mortar details

Details of the mix, colour and pointing of the mortar to the brickwork shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

---

### C07 Materials as set out in application

The materials to be used for the external surfaces of the building shall be as set out in the planning application forms and / or drawings unless otherwise agreed in writing by the Local Planning Authority.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area**

---

### C08 Satisfactory materials (all surfaces and features)

Samples of all external materials, including roof cladding, wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving where appropriate, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area**

## Standard Planning Conditions (December 2008)

### D Drainage conditions

#### D01 Surface water drainage - implementation

The surface water drainage system indicated on the approved drawings shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.

**REASON: To ensure satisfactory implementation of the surface water drainage proposals and to accord with Policy ER13 of the Unitary Development Plan**

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#### D02 Surface water drainage - no details submitted (see D103)

Details of a surface water drainage system (including storage facilities where necessary) shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.

**REASON: To ensure satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.**

---

#### D03 Restricted 100mm outlet (drainage)

The surface water drainage system to serve the development shall incorporate an outlet restricted to a 100mm diameter pipe to the surface water sewer and such work shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.

**REASON: To ensure a satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.**

---

#### D04 Foul water drainage - no details submitted (See DI03)

Details of a foul water drainage system shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any part of the development hereby permitted is commenced and the approved system shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.

**REASON: To ensure satisfactory means of foul water drainage and to accord with Policy ER13 of the Unitary Development Plan.**

---

#### D05 No change to ground levels (see DI05 and DI08)

The ground levels of the curtilage(s) of the dwelling(s) hereby permitted shall not be raised at any time without the prior approval in writing by ~~or on behalf of~~ the Local

## Standard Planning Conditions (December 2008)

Planning Authority and shall be permanently maintained at the levels existing prior to commencement of the development.

**REASON: In order to comply with Policy ER12 of the adopted Unitary Development Plan and to ensure that the development does not increase the risk of flooding in the area.**

---

### D06 Sustainable Drainage System (SUDS)

No development shall take place until details of drainage works have been submitted to and approved in writing by the Local Planning Authority, and drainage works shall be carried out in accordance with the approved details prior to first use of any dwelling. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles of sustainable drainage systems set out in Annex F of PPS25, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system scheme (SuDS) is to be implemented, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and / or surface waters;
- ii) specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and
- iii) provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall be implemented, maintained and managed in accordance with the approved details

**REASON: To ensure satisfactory means of drainage and to accord with Policy ER13 of the Unitary Development Plan.**

## Standard Planning Conditions (December 2008)

### E Temporary & Personal Permissions

#### E01 Limited period - buildings

The building hereby permitted shall be removed and the land reinstated to its former condition on or before the .....

**REASON: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area.**

---

#### E02 Limited period - use

The use hereby permitted shall be discontinued and the land reinstated to its former condition on or before .....

**REASON: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area.**

---

#### E03 Limited period - buildings and use

The building(s) hereby permitted shall be removed and the use discontinued and the land reinstated to its former condition on or before the .....

**REASON: In order that the situation can be reconsidered in the light of the circumstances at that time in the interest of the amenities of the area.**

---

#### E04 Personal permission

The use hereby permitted shall be carried out only by ...

**REASON: To enable the Council to reconsider the situation in the event of a change of user in the interest of the amenities of the area.**

---

## Standard Planning Conditions (December 2008)

### F Advertisements

#### F01 Standard 5 year period

This consent shall be for a period of 5 years, beginning with the date of this decision notice.

**REASON: Regulation 13(5), Town and Country Planning (Control of Advertisements) Regulations 1992.**

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#### F02 Restriction of luminance ~~facade internally illuminated single sided~~ sign(s)

The luminance output of the .... shall not exceed .... candelas per square metre from any part of the sign.

**REASON: In order to comply with Policy BE21 of the adopted Unitary Development Plan and to ensure that excessive brightness of illumination does not detract from the amenities of the area.**

---

#### F03 Restriction of luminance ~~projecting internally illuminated double sided~~ sign(s)

The luminance output from either side of the ..... shall not exceed .... candelas per square metre from any part of the sign.

**REASON: In order to comply with Policy BE21 of the adopted Unitary Development Plan and to ensure that excessive brightness of illumination does not detract from the amenities of the area.**

---

#### F04 Hours of use for illuminated sign(s)

The advertisement(s) hereby granted consent shall not be illuminated before ..... and after ..... on any day.

**REASON: In order to comply with Policy BE21 of the adopted Unitary Development Plan and in the interest of the amenities of nearby residential properties.**

---

#### F05 Light spillage - external illumination

Before the external illumination becomes operational it shall be orientated and screened to prevent light spillage and shall be permanently maintained as such thereafter.

**REASON: (The particular policy and/or reason for imposing this condition to be stated).**

---

#### F06 Temporary consent for advertisement hoardings

The advertisement hoarding(s) shall be removed from the site by .....

## Standard Planning Conditions (December 2008)

**REASON:** *(The particular policy and/or reason for imposing this condition to be stated).*

---

**F07** Advertisement hoarding(s) - compliance with submitted plan

The advertisement hoarding(s) for which consent is hereby granted shall not be displayed otherwise than in complete accordance with the approved plans unless previously agreed in writing by ~~or on behalf of~~ the Local Planning Authority.

**REASON:** In order to comply with Policy BE21 of the adopted Unitary Development Plan and to comply with the terms of the application and in the interest of the visual amenities of the area.

---

**F08** Advertisement Hoardings – landscaping scheme

The advertisements permitted by this consent shall not be displayed until full details of hard and soft landscape works proposed and also a schedule of landscape maintenance for the period of express consent has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out within 3 months of the Local Planning Authority's written approval and maintained in accordance with the approved schedule.

**REASON:** In order to comply with Policy BE21 of the adopted Unitary Development Plan and to comply with the terms of the application and in the interest of the visual amenities of the area.



## Standard Planning Conditions (December 2008)

### G Listed Buildings

#### G01 Commencement of development - Listed Building and Conservation Area Consents

The works hereby granted consent shall be commenced within 5 years of the date of this decision notice.

**REASON: Section 18, Planning (Listed Buildings and Conservation Areas) Act 1990.**

---

#### G02 Notice of commencement to HBMC (see DI14)

Written notification of the intended start of works on site shall be sent to English Heritage, London Region (23 Savile Row, London W1X 1AB) with a copy sent to the Local Planning Authority, at least 7 days before the works hereby granted consent are commenced.

**REASON: In order that English Heritage and the Local Planning Authority may be given the opportunity of monitoring the progress of the works to ensure the preservation of the special interest of the Listed Building and to accord with Policy BE8 of the Unitary Development Plan.**

---

#### G03 Stability during partial demolition

Before any work is undertaken in pursuance of the consent, details shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority of such steps to be taken and such works to be carried out as shall, during the progress of works permitted by this consent, secure the safety and stability of that part of the building which is to be retained. The approved steps to secure the safety and stability of the retained building shall be in place for the full duration of the building works hereby granted consent.

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and to protect the fabric of the Listed Building.**

---

#### G04 Submission of structural engineers' drawings

Structural engineers' drawings, indicating the intended method of ensuring the stability of the fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before the relevant part of the work is begun. All works of demolition and construction shall be carried out in accordance with the approved engineering drawings.

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and to protect the fabric of the Listed Building.**

---

#### G05 Timing of demolition work

## Standard Planning Conditions (December 2008)

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

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and to prevent premature demolition of part of the building which would be unacceptable.**

---

### G06 Demolition by hand

Demolition work shall be carried out by hand or by tools held in the hand other than power-driven tools.

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and to protect the fabric of the Listed Building.**

---

### G07 Repointing by hand

Works to repoint the building (including preparation for the repointing) shall be carried out by hand or by tools held in the hand other than power-driven tools.

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and to protect the fabric of the Listed Building.**

---

### G08 No external services

No plumbing, pipes or other services other than those shown on the approved drawings shall be located on the exterior of the building(s) without the prior approval in writing by or on behalf of the Local Planning Authority.

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.**

---

### G09 Approval of ironwork details

Details of external ironwork (including railings where appropriate) shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any work commences on site. The ironwork shall be constructed in accordance with the approved plans before any part of the development hereby permitted is first occupied.

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.**

---

## Standard Planning Conditions (December 2008)

### G10 Submission of detailed drawings/samples

Detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before the relevant part of the work is begun: ... ..

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.**

---

### G11 Matching internal and external materials

All internal and external works of making good to the retained fabric of the building shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile. Details of the internal finishes of the accommodation within the building shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any work is commenced. The works shall be carried out in accordance with the approved details and thereafter permanently maintained on such.

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.**

---

### G12 Precautions against loss and damage

Suitable precautions shall be taken to secure and protect the interior elements against accidental loss or damage during the building work and no such elements shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval in writing by ~~or on behalf of~~ the Local Planning Authority.

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and to protect the fabric and features of the Listed Building.**

---

### G13 Removal/safe storage of architectural features

The following architectural items shall be carefully removed under the supervision of a contractor specialising in this work appointed by the applicant and approved in writing by ~~or on behalf of~~ the Local Planning Authority and stored under cover in a safe place in accordance with details submitted to and approved in writing by or on behalf of the Authority: ...

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and to protect the fabric and features of the Listed Building.**

---

## Standard Planning Conditions (December 2008)

### G14 Installation of internal services

The position, type and manner of installation of all new and relocated services and related fittings shall be adequately specified in advance of any work being carried out and the prior approval in writing by ~~or on behalf of~~ the Local Planning Authority shall be obtained wherever these installations are to be visible or where ducts or other methods of concealment are proposed.

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and in the interest of the architectural and historic interest of the Listed Building.**

---

### G15 Temporary consent for satellite dish, floodlighting etc.

The ... shall be removed on or before ... and the building restored to its former condition.

**REASON: Consent has been granted for a limited period for a particular purpose, and permanent consent would not be in the interest of the appearance of the Listed Building and would not comply with Policy BE8 of the adopted Unitary Development Plan.**

---

### G16 Access for recording of Listed Building

For a period of ... days before works commence, a person or body approved in writing by ~~or on behalf of~~ the Local Planning Authority shall be given access to the building to enable a record (including photographs and measured drawings) to be made of it.

**REASON: In order to comply with Policy BE8 of the adopted Unitary Development Plan and to enable a proper record to be made of the building in the interest of architectural and historical research.**

## Standard Planning Conditions (December 2008)

### H Highways and Parking

#### H01 Details of access layout

Details of the layout of the access road and turning area including its junction with ..... and dimensions of visibility splays shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority and these access arrangements shall be substantially completed before any part of the development hereby permitted is first occupied. There shall be no obstruction to visibility in excess of ..... in height within the approved splays except for trees selected by ~~or on behalf of~~ the Authority, and which shall be permanently maintained.

**REASON: In order to comply with Policy T18 of the adopted Unitary Development Plan and in the interest of pedestrian and vehicular safety.**

---

#### H02 Satisfactory parking - no details submitted (see DI04)

Before any work is commenced details of parking spaces and/or garages and sufficient turning space shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority and such provision shall be completed before the commencement of the use of the land or building hereby permitted and shall thereafter be kept available for such use. No development whether permitted by the Town and Country Planning (General Permitted Development Order) 1995 (or any Order amending, revoking and re-enacting this Order) or not, shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

**REASON: In order to comply with Policy T3 of the adopted Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.**

---

#### H03 Satisfactory parking - full application (see DI04)

Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or garages.

**REASON: In order to comply with Policy T3 of the adopted Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.**

---

#### H04 ~~Size of~~ parking bays/garages

## Standard Planning Conditions (December 2008)

Parking bays shall measure 2.4m x 5m and there shall be a clear space of 6m in front of each space (or 7.5m if garages are provided) to allow for manoeuvring and these spaces shall be permanently maintained as such thereafter.

**REASON: In order to comply with Appendix II of the adopted Unitary Development Plan and to the interest of pedestrian and vehicular safety.**

---

### H05 Size of garage dimensions

Garages shall have minimum internal dimensions of 2.6m x 6m and there shall be a minimum clear space in front of their doors of 6m (or of 7.5m where the garages are in a compound or opposite a structure or means of enclosure) to allow for manoeuvring and these dimensions shall be permanently maintained as such thereafter.

**REASON: In order to comply with Appendix II of the adopted Unitary Development Plan to ensure that adequate on-site parking is provided and in the interest of pedestrian and vehicular safety.**

---

### H06 Parking space in front of garage

A minimum distance of 6m shall be provided between the front doors of the garage(s) and the back edge of the footway.

**REASON: In order to comply with Appendix II of the adopted Unitary Development Plan and in the interest of pedestrian and vehicular safety.**

---

### H07 Garage doors (no opening over footway)

The doors of the garage hereby permitted shall not open over or encroach in any way on the footway.

**REASON: In order to comply with Appendix II of the adopted Unitary Development Plan in the interests of public safety and to prevent obstruction of the access or footway.**

---

### H08 Details of turning area

Before commencement of the development hereby permitted details of (a) turning area(s) within the site shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority. The turning area(s) shall be provided before any part of the development is first occupied and shall be permanently maintained thereafter.

**REASON: In order to comply with Policies T3 and T18 of the adopted Unitary Development Plan and to enable vehicles to enter and leave the site in a forward direction, in the interest of pedestrian and vehicular safety.**

---

### H09 Restriction on height to front and flank boundary enclosures

## Standard Planning Conditions (December 2008)

No wall, fence or hedge on the front boundary or on the first 2.5 metres of the flank boundaries shall exceed 1m in height, and these means of enclosure shall be permanently maintained as such.

**REASON: In order to comply with Policy T18 of the adopted Unitary Development Plan and in the interest of pedestrian and vehicular safety.**

---

### H10 Provision of sight line

Before any part of the development hereby permitted is first occupied that part of a sight line of ... which can be accommodated within the site shall be provided in both directions at ... and with the exception of trees selected by ~~or on behalf of~~ the Local Planning Authority no obstruction to visibility shall exceed ... in height in advance of this sight line, which shall be permanently maintained as such.

**REASON: In order to comply with Policy T18 of the adopted Unitary Development Plan and to ensure that the proposal does not prejudice the free flow of traffic and conditions of general safety along the adjoining highway.**

---

### H11 Visibility splays (new buildings) (see DI16)

Before any part of the development hereby permitted is first occupied the ... shall be provided with ... visibility splays and there shall be no obstruction to visibility in excess of ... in height within these splays except for trees selected by ~~or on behalf of~~ the Local Planning Authority, and which shall be permanently maintained thereafter.

**REASON: In order to comply with Policy T18 of the adopted Unitary Development Plan and in the interest of pedestrian and vehicular safety.**

---

### H12 Visibility splays (vehicular access) (see DI16)

Before the access hereby permitted is first used by vehicles, it shall be provided with ... visibility splays and there shall be no obstruction to visibility in excess of ... in height within these splays except for trees selected by ~~or on behalf of~~ the Local Planning Authority, and which shall be permanently maintained thereafter.

**REASON: In order to comply with Policy T18 of the adopted Unitary Development Plan and in the interest of pedestrian and vehicular safety.**

---

### H13 Gradient of access drives

The floor(s) of the garage(s) shall be constructed at such level(s) that the gradient of the access drive(s) does not exceed ..... at any point, as calculated from the levels of the back edge of the footway to the front of the garage floors.

**REASON: In order to comply with Appendix II of the adopted Unitary Development Plan and in the interest of pedestrian and vehicular safety.**

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## Standard Planning Conditions (December 2008)

### H14 Gradient of access drives (on unmade road) (See DI03)

The floor(s) of the garage(s) shall be constructed at such level(s) that the gradient of the access drive(s) does not exceed ..... at any point, as calculated from the proposed level of the back edge of the highway improvement line to the front of the garage floors.

**REASON: In order to comply with Appendix II of the adopted Unitary Development Plan and in the interest of pedestrian and vehicular safety.**

---

### H15 Gradient of parking area or space(s)

The gradient of the ..... shall not exceed ..... at any point.

**REASON: In order to comply with Policy T18 of the adopted Unitary Development Plan and in the interest of pedestrian and vehicular safety.**

---

### H16 Hardstanding for wash-down facilities

While the development hereby permitted is being carried out a suitable hardstanding shall be provided with wash-down facilities for cleaning the wheels of vehicles and any accidental accumulation of mud of the highway caused by such vehicles shall be removed without delay and in no circumstances be left behind at the end of the working day.

**REASON: In the interest of pedestrian and vehicular safety and in order to comply with Policy T18 of the adopted Unitary Development Plan.**

---

### H17 Materials for estate road (see DI03)

Details of the finished surfaces of the access road, garage drives and parking areas, which shall include coloured materials and block paving, and of the street lighting installations, shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before the development commences and the access road, drives, parking areas and street lighting shall be completed in accordance with the approved details before any of the dwellings hereby permitted are first occupied.

**REASON: In order to comply with Policy H7 of the adopted Unitary Development Plan and in the interest of the visual amenities of the area.**

---

### H18 Refuse storage - no details submitted (see DI03)

Details of arrangements for storage of refuse and recyclable materials (including means of enclosure for the area concerned where necessary) shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any part of the development hereby permitted is commenced and the approved arrangements shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.

## Standard Planning Conditions (December 2008)

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.**

---

### H19 Refuse storage - implementation

The arrangements for storage of refuse (which shall include provision for the storage and collection of recyclable materials) and the means of enclosure shown on the approved drawings shall be completed before any part of the development hereby permitted is first occupied, and permanently maintained thereafter.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in order to provide adequate refuse storage facilities in a location which is acceptable from the residential and visual amenity aspects.**

---

### H20 Access to petrol filling station

The ... access to the petrol filling station hereby permitted shall be used for ingress only and the ... access for egress only. Details of suitable signs to indicate this shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority and the approved signs shall be displayed before the premises are first used and be permanently maintained thereafter.

**REASON: In order to comply with Policy S8 of the adopted Unitary Development Plan and in the interest of pedestrian and vehicular safety.**

---

### H21 Car parking to be for customers/employees

The car parking area hereby permitted shall be used only by customers and employees of the premises at the application site and for servicing of the said premises hereby permitted.

**REASON: Development without adequate parking or garage provision is likely to lead to parking inconvenient to other road users and to be detrimental to amenities and prejudicial to road safety and would not comply with adopted Policy T3 and Appendix II Unitary Development Plan.**

---

### H22 Bicycle Parking

Before any part of the development hereby permitted is first occupied, bicycle parking (including covered storage facilities where appropriate) shall be provided at the site in accordance with details to be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority, and the bicycle parking/storage facilities shall be permanently maintained thereafter.

**REASON: In order to comply with Policy T7 and Appendix II.7 of the adopted Unitary Development Plan and in order to provide adequate bicycle parking facilities at the site in the interest of reducing reliance on private car transport.**

---

## Standard Planning Conditions (December 2008)

### H23 Lighting scheme for access/parking

Details of a scheme to light the access drive and car parking areas hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. The approved scheme shall be self-certified to accord with BS 5489 - 1:2003 and be implemented before the development is first occupied and the lighting shall be permanently maintained thereafter.

**REASON: In order to comply with Policy T3 and Appendix II of the adopted Unitary Development Plan in the interest of visual amenity and the safety of occupiers of and visitors to the development.**

---

### H24 Stopping up of access

The existing access shall be stopped up at the back edge of the highway before any part of the development hereby permitted is first occupied in accordance with details of an enclosure to be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority. The approved enclosure shall be permanently maintained as such.

**REASON: In order to comply with Policy T11 of the adopted Unitary Development Plan and in the interest of pedestrian and vehicular safety.**

---

### H25 Satisfactory servicing facilities

Before commencement of the use of the development hereby permitted the service yard and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use at all times and no development whether permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out in the service yard or in such a position as to preclude vehicular access to or manoeuvring in the said yard.

**REASON: Development without adequate servicing facilities is likely to lead to vehicle manoeuvres inconvenient to other road users and be detrimental to the free flow of traffic and conditions of safety in the highway and would not comply with Policy T17 of the adopted Unitary Development Plan.**

---

### H26 Repair to damaged roads

Prior to the first occupation of the dwellings hereby granted planning permission, any damage caused to the surface of ... during the construction phase of the development will be reinstated to a standard at least commensurate with its condition prior to the commencement of the development.

**REASON: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.**

---

### H27 Arrangements for construction period

## Standard Planning Conditions (December 2008)

Whilst the development hereby permitted is being carried out, provision shall be made to accommodate operatives and construction vehicles off-loading, parking and turning within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall remain available for such uses to the satisfaction of the Local Planning Authority throughout the course of development.

**REASON: In the interests of pedestrian and vehicular safety and the amenities of the area and to accord with Policy T18 of the Unitary Development Plan.**

---

### H28 Car Park Management

Details of a scheme for the management of the car park shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any part of the development is first occupied and the car park shall be operated in accordance with the approved scheme at all times unless previously agreed in writing by or on behalf of the Authority.

**REASON: In order to comply with Policy T3 of the adopted Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.**

---

### H29 Construction Management Plan

Prior to the commencement of the development hereby permitted a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures of how construction traffic can access the site safely and how potential traffic conflicts can be minimised; the route construction shall follow for arriving at and leaving the site and the hours of operation, but shall not be limited to these. The Construction Management Plan shall be implemented in accordance with the agreed timescale and details.

**REASON: In order to comply with Policy T5, T6, T7, T15, T16 & T18 of the adopted Unitary Development Plan and in the interest of the amenities of the adjacent properties.**

---

### H30 Travel Plan

Prior to the commencement of the use hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan should include measures to promote and encourage the use of alternative modes of transport to the car. It shall also include a timetable for the implementation of the proposed measures and details of the mechanisms for implementation. The Travel Plan shall be implemented in accordance with the agreed timescale and details.

## Standard Planning Conditions (December 2008)

**REASON: In order to ensure appropriate management of transport implications of the development and to accord with Policy T2 of the Unitary Development Plan**

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### H31 Car Club

No part of the development hereby permitted shall be occupied until details have been submitted to and approved in writing by the Local Planning Authority of arrangements for establishment of a car club to serve the development. The approved arrangements for the car club shall be in operation before first occupation of any of the development and shall be permanently maintained thereafter.

**REASON: In order to provide for the transport needs of the development and comply with Policies T3 and T18 of the Unitary Development Plan.**

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### H32 Highway Drainage

Surface water from private land shall not discharge on to the highway. Details of the drainage system for surface water drainage to prevent the discharge of surface water from private land on to the highway shall be submitted to and approved in writing by or on behalf of the Local Planning Authority (LPA) prior to commencement of works. Before any part of the development hereby permitted is first occupied, the drainage system shall be completed and you should certify in writing to the Local Planning Authority that no surface water will discharge from private land onto the highway. The drainage system shall be maintained permanently thereafter.

**REASON: To ensure a satisfactory means of surface water drainage and to accord with Policy ER13 of the Unitary Development Plan.**

---

### H33 Car Free Housing

Before the development hereby permitted is occupied arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the vicinity of the site at any time.

**REASON: In order to comply with Policy T3 of the adopted Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety.**

## Standard Planning Conditions (December 2008)

### I Residential Development

#### I01 Restriction of **all** "permitted development" rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no buildings, structures, alterations, walls or fences of any kind shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

**REASON:** *(The particular policy and/or reason for imposing this condition to be stated).*

---

#### I02 Restriction of "permitted development" Rights - Class A, B, C and E (**extensions and outbuildings only**)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no building, structure or alteration permitted by Class A, B, C, or E of Part 1 of Schedule 2 of the 1995 Order (**as amended**), shall be erected or made within the curtilage(s) of the dwelling(s) hereby permitted without the prior approval in writing of the Local Planning Authority.

**REASON:** *(The particular policy and/or reason for imposing this condition to be stated).*

---

#### I03 **Outline permission** -restriction on floorspace (inclusive of garage)

The details to be submitted pursuant to this outline permission shall show (a) dwelling(s) with a gross floor area, inclusive of garage/car port, not exceeding .... as ascertained by external measurement.

**REASON:** **In order to comply with Policies H7 and BE1 of the adopted Unitary Development Plan and to prevent overdevelopment of the site.**

---

#### I04 **Outline permission** - restriction on floorspace (exclusive of garage)

The details to be submitted pursuant to this outline permission shall show (a) dwelling(s) with a gross floor area, exclusive of garage/car port, not exceeding ..... as ascertained by external measurement.

**REASON:** **In order to comply with Policies H7 and BE1 of the adopted Unitary Development Plan and to prevent overdevelopment of the site.**

---

#### I05 Temporary permission for caravan/mobile home

This permission shall be for a limited period only, expiring on ... and the caravan/mobile home removed from the site on or before that date.

## Standard Planning Conditions (December 2008)

**REASON:** *(The particular policy and/or reason for imposing this condition to be stated).*

---

I06 Occupancy by agricultural worker

The occupation of the dwelling shall be limited to a person solely employed or, being retired, last employed locally in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990 or in forestry together with any dependant of such person residing with him or a widow or widower of such person.

**REASON:** The site is located in the Green Belt and the erection of dwellings is contrary to Policies G11, G12 and G13 of the adopted Unitary Development Plan.

---

I07 Restriction to members of household

The additional accommodation shall be used only by members of the household occupying the dwelling .... and shall not be severed to form a separate self-contained unit.

**REASON:** In order to comply with Policy H8 of the adopted Unitary Development Plan, to ensure that the accommodation is not used separately and unassociated with the main dwelling and so as to prevent an unsatisfactory sub-division into two dwellings.

---

I08 Private vehicles

The garage(s) hereby permitted shall be used solely for the accommodation of private motor vehicles and for purposes incidental to the dwelling(s), and shall not be converted to living accommodation without the prior approval in writing of the Local Planning Authority.

**REASON:** The storage of other vehicles (e.g. vans, lorries, etc) or use for other purposes would conflict with Policy T3 of the adopted Unitary Development Plan, would be detrimental to the amenities of the neighbourhood, and conversion of the garage to living accommodation would deprive the property of adequate parking facilities.

---

I09 Side space (1 metre) (see DI07)

A side space of 1 metre shall be provided between the ..... flank wall of the extension hereby permitted and the flank boundary of the property.

**REASON:** In order to comply with Policy H9 of the adopted Unitary Development Plan and in the interest of the visual amenities of the area.

---

I10 Side space (see D109)



## Standard Planning Conditions (December 2008)

A side space of ..... shall be provided between the ..... flank wall of the extension hereby permitted and the flank boundary of the property.

**REASON: In order to comply with Policy H9 of the adopted Unitary Development Plan and in the interest of the visual amenities of the area.**

---

I11 Obscure glazing **plus details of openings —fixed window**

Before the development hereby permitted is first occupied the proposed window(s) ... shall be obscure glazed **and details of any openings shall be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently maintained in accordance with the approved details. In the interests of the privacy of adjoining properties any openings should be at high level**

**REASON: In order to comply with Policy ..... (insert as appropriate) of the adopted Unitary Development Plan and in the interest of the amenities of the adjacent properties.**

---

I12 Obscure glazing

Before the development hereby permitted is first occupied, the proposed window(s) ..... shall be obscure glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall subsequently be permanently maintained as such.

**REASON: In order to comply with Policy ..... (insert as appropriate) of the adopted Unitary Development Plan and in the interest of the amenities of the adjacent properties.**

---

I13 No windows

No windows **or doors** shall at any time be inserted in the ..... elevation(s) of the ..... hereby permitted, without the prior approval in writing of the Local Planning Authority.

**REASON: In order to comply with Policy ... (insert as appropriate) of the adopted Unitary Development Plan and in the interest of the amenities of the adjacent properties.**

---

I14 No balcony

The flat roof area of ..... shall not be used as a balcony or sitting out area and there shall be no access to the roof area.

**REASON: In order to comply with Policy ... (insert as appropriate) of the adopted Unitary Development Plan and in the interest of the amenities of the adjacent properties.**

---

I15 Protection from traffic noise (double glazing etc)

## Standard Planning Conditions (December 2008)

A scheme for protecting the proposed dwellings from..... traffic noise, which shall include double glazing in windows, shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before development commences and the scheme shall be fully implemented before any of the dwellings are occupied and permanently maintained as such thereafter.

**REASON: In order to comply with Policies ER8 and Policy BE1 of the adopted Unitary Development Plan and to ensure a satisfactory standard of residential amenity.**

### I16 Protection from traffic noise (suitable screen)

Before any of the dwellings hereby permitted are first occupied a suitable screen to protect the development from ..... traffic noise of a height and type to be approved in writing by or on behalf of the Local Planning Authority shall be erected in such a position along the ..... boundary of the residential development as shall be agreed by the Authority and shall be permanently maintained thereafter.

**REASON: In order to comply with Policies ER8 and Policy BE1 of the adopted Unitary Development Plan and to ensure a satisfactory standard of residential amenity.**

### I17 No additional windows

No windows or doors additional to those shown on the permitted drawing(s) shall at any time be inserted in the ... elevation(s) of the ... hereby permitted, without the prior approval in writing of the Local Planning Authority.

**REASON: In order to comply with Policy ... (insert as appropriate) of the adopted Unitary Development Plan and in the interest of the amenities of the adjacent properties.**

### I18 No additional hardstanding

Notwithstanding the provisions of Class F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order), no additional hardstanding ~~for the parking of vehicles~~ other than that shown on the approved drawings shall be provided within the curtilage of the dwelling(s) without the prior approval in writing of the Local Planning Authority.

**REASON: : In order to comply with Policies BE1 and H7 of the adopted Unitary Development Plan and in the interest of the visual and residential amenities of the area.**

## Standard Planning Conditions (December 2008)

### I19 Restriction on use of roof space/first floor of garage

The ... of the garage hereby permitted shall be used for purposes incidental to the dwelling, and shall not be used for living accommodation or severed to form a separate self-contained unit.

**REASON: : In order to comply with Policies BE1, H7 and H8 of the adopted Unitary Development Plan, to ensure that the garage is not used separately from the dwelling and to prevent an overdevelopment of the site.**

---

### I20 Lifetime Homes Standard and Wheelchair ~~Access~~-Homes

Details of proposals to provide dwellings capable of occupation by wheelchair users (including related car parking spaces) shall be submitted to and approved in writing by the Local Planning Authority **prior to commencement of the development hereby permitted**. Details shall also be submitted to and approved in writing by the Local Planning Authority of proposals for the construction of all the dwellings hereby permitted as "~~Life-Time~~ Lifetime Homes" in accordance with the criteria set out in Supplementary Planning Guidance to the London Plan "Accessible London: achieving an inclusive environment" (April 2004) **prior to commencement of the development hereby permitted**. The dwellings shall be constructed in accordance with the approved details.

**Reason: In order to comply with Policies 4B.1 and 4B.5 of The London Plan and Policy H5 of the of the adopted Unitary Development Plan**

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### I21 Secured By Design

The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific needs of the application site and the development. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority **prior to commencement of the development hereby permitted**, and implemented in accordance with the approved details. The security measures to be implemented in compliance with this condition shall seek to achieve the "Secured by Design" accreditation awarded by the Metropolitan Police.

**Reason: In the interest of security and crime prevention and to accord with Policies H7 and BE1 of the Unitary Development Plan.**

---

### I22 Affordable Housing

**The development shall not begin until a scheme for the provision of affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:**

- i) the numbers, type and location on the site of the affordable housing provision to be made;**
- ii) the timing of the construction of the affordable housing;**

## Standard Planning Conditions (December 2008)

iii) the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and

iv) the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy criteria shall be enforced

**REASON: In order to ensure suitable housing provision on site and to accord with Policies H2 and H3 of the Unitary Development Plan**

*(NB This condition should only be used as security - affordable housing needs to be secured by way of a s106 agreement)*

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### I23 Outbuilding only ancillary use

The single storey detached building hereby permitted shall only be used for purposes incidental to the residential use of the main house and for no other purpose.

**REASON: In order to comply with Policies BE1 of the Unitary Development Plan and in the interests of the residential amenities of the area.**

---

## Standard Planning Conditions (December 2008)

### J Commercial Development

#### J01 Restriction on use

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

**REASON:** *(The particular policy and/or reason for imposing this condition to be stated).*

---

#### J02 No display of vehicles (Petrol filling stations)

No part of the premises shall be used for the display or sale of vehicles.

**REASON:** **In order to comply with Policy S8 of the adopted Unitary Development Plan and in the interest of pedestrian and vehicular safety.**

---

#### J03 No outside storage

No storage of plant or materials or of vehicles awaiting servicing, collection or repair and no industrial processes, servicing, testing or repair of vehicles shall take place outside the walls of the buildings hereby permitted.

**REASON:** *(The particular policy and/or reason for imposing this condition to be stated).*

---

#### J04 Provision of window display

Before the use hereby permitted commences a window display appropriate to a shopping area shall be provided at the front of the premises and subsequently shall be permanently maintained thereafter.

**REASON:** **: In order to comply with Policy S4 and S10 of the adopted Unitary Development Plan to provide visual interest to the front of the premises and avoid an undesirable visual break in the shopping frontage.**

---

#### J05 Restricted hours of use and excluding Sundays and Bank Holidays, Xmas Day or Good Friday.

The use shall not operate on any Sunday or Bank Holiday Xmas Day or Good Friday nor before ... or after ... on any other day.

**REASON:** **In order to comply with Policy ... (insert as appropriate) of the adopted Unitary Development Plan and in the interest of the amenities of the area.**

---

#### J06 Restricted hours of use on any day

## Standard Planning Conditions (December 2008)

The use shall not operate before .... and after .... on any day.

**REASON: In order to comply with Policy ... (*insert as appropriate*) of the adopted Unitary Development Plan and in the interest of the amenities of the area.**

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- J07 Restricted hours of vehicle movement and excluding Sundays and Bank Holidays, Xmas Day or Good Friday (New condition)

No movement of vehicles shall take place on the site on any Sunday or Bank Holiday, nor Xmas Day or Good Friday nor before ..... or after..... on any other day.

**REASON: In order to comply with Policy ... (*insert as appropriate*) of the adopted Unitary Development Plan and in the interest of the amenities of the area.**

---

- J08 Restricted hours of vehicle movement on any day

No movement of vehicles shall take place on the site before ..... or after ..... on any day.

**REASON: In order to comply with Policy ... (*insert as appropriate*) of the adopted Unitary Development Plan and in the interest of the amenities of the area.**

---

- J09 Restricted hours (restaurant use)

Customers shall not be admitted to the premises before ... on any day, and all customers shall have left the premises by ....

**REASON: In order to comply with Policy S9 of the adopted Unitary Development Plan and in the interest of the amenities of nearby residential properties.**

---

- J10 Ventilation system for restaurant/take-away – no details submitted (see DI13)

Detailed plans of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate fumes and odours (and incorporating activated carbon filters where necessary) shall be submitted to the Local Planning Authority for approval; after the system has been approved in writing by ~~or on behalf of~~ the Authority, it shall be implemented in accordance with the approved details before the use hereby permitted first commences and shall thereafter be permanently maintained in an efficient working manner.

**REASON: In order to comply with Policies S9 and ER9 of the adopted Unitary Development Plan and in the interest of the visual and residential amenities of the area.**

---

## Standard Planning Conditions (December 2008)

### J11 Soundproofing etc for restaurant/take-away

The ceilings and walls between the ..... and the upper floors of the premises and the adjacent properties shall be so adapted as to achieve a reasonable resistance to airborne sound and heat transference as far as is practical having regard to existing construction. These works shall be implemented before the use hereby permitted commences in accordance with details to be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority, and shall be permanently maintained thereafter.

**REASON: In order to comply with Policy S9 of the adopted Unitary Development Plan and to ensure a satisfactory standard of amenity for adjacent properties.**

### J12 Use as day nursery/playgroup (Mondays to Fridays)

- (a) The children attending the day nursery/play group shall be between the ages of .... and ... years and not more than .... children shall be accommodated at any one time.
- (b) The use of the premises for the purpose permitted shall be limited to Mondays to Fridays inclusive between the hours of .... and ....

**REASON: In order to comply with Policy C7 BE1 of the adopted Unitary Development Plan and in the interest of the amenities of nearby properties.**

### J13 Temporary use as day nursery/playgroup (Mondays to Fridays)

- (a) The children attending the day nursery/play group shall be between the ages of .... and .... years and not more than .... children shall be accommodated at any one time.
- (b) The use of the premises for the purpose permitted shall be limited to Mondays to Fridays inclusive between the hours of .... and ....
- (c) This use shall be discontinued on or before the ....

**REASON: In order to comply with Policy C7 BE1 of the adopted Unitary Development Plan and so that the situation can be reconsidered in the light of the circumstances at that time and in the interest of the amenities of the area.**

### J14 Restriction to private stables

The building(s) hereby permitted shall be used only for the private stabling of horses in the ownership of the person(s) in possession of the building(s), with ancillary tack room, and shall not be used for or in connection with any commercial use.

**REASON: In order to comply with Policies L3 of the adopted Unitary Development Plan and to prevent the introduction of a commercial use on the site in the interest of the amenities of the area.**



## Standard Planning Conditions (December 2008)

### J15 Manure storage

Before the development hereby permitted is commenced details of a scheme for the storage of manure on the site (to include periodic clearance) shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority and such provision shall be completed before the commencement of the use of the building hereby permitted and permanently maintained thereafter. No burning of manure or other stable waste shall take place on the site at any time.

**REASON: In order to comply with Policy L3 of the adopted Unitary Development Plan and in the interest of the amenities of nearby properties.**

---

### J16 Standby generators

Any electricity generating plant, equipment or machinery installed on the site shall be used only in emergency and during testing and maintenance. Details of schemes to provide noise insulation and silencing for and filtration and purification to control odour, fumes and soot emissions from such plant, equipment or machinery shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any part of the development hereby permitted is commenced and the approved schemes shall be completed before any part of the development hereby permitted is first occupied and shall be permanently maintained thereafter.

**REASON: In the interest of the amenities of nearby properties and to accord with Policies ER6 and ER8 of the Unitary Development Plan.**

---

### J17 No machinery without approval

No machinery shall be installed on or used within the premises without the prior approval in writing by ~~or on behalf of~~ the Local Planning Authority.

**REASON: In the interest of the amenities of nearby properties and to accord with Policies ER6 and ER8 of the Unitary Development Plan.**

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### J18 Vapour recovery - petrol filling station

Details of a vapour recovery system which shall include measures to alleviate petrol fumes and odours shall be submitted to the Local Planning Authority for approval; after it has been approved in writing by ~~or on behalf of~~ the Authority, it shall be implemented before the development hereby permitted first becomes operational and shall thereafter be maintained in an efficient working manner.

**REASON: In order to comply with Policies ER8 and S8 of the adopted Unitary Development Plan and In the interest of the amenities of the occupiers of nearby residential properties and to prevent atmospheric pollution.**

---

## Standard Planning Conditions (December 2008)

### ~~J19 Telecommunications apparatus siting/appearance (J19 MOVED TO M Section)~~

~~The siting and appearance of the ... shall be carried out in complete accordance with the submitted drawing(s) unless previously agreed in writing by or on behalf of the Local Planning Authority.~~

~~**REASON: In order to comply with Policies BE22 and BE23 of the adopted Unitary Development Plan and in the interest of the visual amenities of the area.**~~

---

### J20 Delivery pouch box – siting/appearance

The siting and appearance of the freestanding delivery pouch box shall be carried out in complete accordance with the submitted drawing(s) unless previously agreed in writing by ~~or on behalf of~~ the Local Planning Authority.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the visual amenities of the area.**

---

### J21 Delivery pouch box – paint finish

Before the freestanding delivery pouch box hereby permitted is first used, both the cabinet and the post shall be painted dark green and shall be permanently maintained as such thereafter.

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the visual amenities of the area.**

---

### J22 Lighting scheme

Details of a scheme of lighting (including the appearance, siting and technical details of the orientation and screening of the lights and the means of construction and laying out of the cabling) shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any work is commenced, and the approved scheme shall be implemented before the development hereby permitted is first occupied. Thereafter the approved scheme shall be permanently maintained in an efficient working manner and no further lighting shall be installed on the site without the prior approval in writing by ~~or on behalf of~~ the Local Planning Authority.

**REASON: In order to comply with Policy ER10 of the adopted Unitary Development Plan and in the interest of amenity and public safety.**

---

### J23 Details of floodlights

Details of the floodlights and their supporting columns (including their appearance and technical details of the power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority, and the floodlights shall be installed in accordance with the approved details and permanently maintained as such thereafter.

## Standard Planning Conditions (December 2008)

**REASON: In order to comply with Policy ER10 of the adopted Unitary Development Plan and in the interest of the visual and residential amenities of the area.**

---

J24 Restriction to restaurant

The premises shall be used as a restaurant and for no other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

**REASON: In order to comply with Policy S9 of the adopted Unitary Development Plan and in the interest of the amenities of nearby residential property.**

---

J25 No take-away/home delivery

There shall be no take-away or home delivery service provided from the restaurant use hereby permitted without the written approval of the Local Planning Authority.

**REASON: In order to comply with Policy S9 of the adopted Unitary Development Plan and in the interest of the amenities of nearby residential properties.**

---

J26 Ventilation system for restaurant/take-away – implementation

The ventilation system indicated on the approved drawing(s) shall be completed before the use hereby permitted first commences and shall thereafter be permanently maintained in an efficient working manner.

**REASON: In order to comply with Policies S9 and ER9 of the adopted Unitary Development Plan and in the interest of the amenities of nearby residential properties.**

---

J27 Restriction to private grazing (see condition J14)

The application site exclusive of the building referred to in condition ... shall be used only for the keeping or grazing of horses in the ownership of the person(s) who own the application site and members of his/her family who reside with them.

**REASON: In order to comply with Policy L3 of the adopted Unitary Development Plan and to prevent the introduction of a commercial use on the site in the interest of the amenities of the area.**

---

J28 Restriction on number of horses

No more than ... horses shall be kept or grazed on the application site at any time.

## Standard Planning Conditions (December 2008)

**REASON:** In order to comply with Policy L3 of the adopted Unitary Development Plan and to prevent an overintensive use of the site in the interest of the visual amenities of the area and good land management.

---

J29 No temporary uses

Notwithstanding the provisions of Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) the site shall not be used at any time for the holding of markets, fairs, war games, clay pigeon shooting, motor car and motor cycle racing (including trials of speed and practising for such racing or trials), or for the stationing or storage of a caravan or caravans (including for the setting up or preparation for such uses or activities) at any time.

**REASON:** ~~In the interest of the visual amenities of the area.~~ *(The particular policy and/or reason for imposing this condition to be stated).*

---

J30 No burning on site

There shall be no burning of ~~waste~~ material on site at any time.

**REASON:** *(The particular policy and/or reason for imposing this condition to be stated).*

## Standard Planning Conditions (December 2008)

### K Other Conditions regarding New Buildings

#### K01 Compliance with submitted plan

The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by ~~or on behalf of~~ the Local Planning Authority.

**REASON:** *(The particular policy and/or reason for imposing this condition to be stated).*

---

#### K02 No mezzanine floor/roof space accommodation

No additional floorspace shall be provided within the building hereby permitted in the form of ..... without the prior written approval of the Local Planning Authority.

**REASON:** In order to comply with Policy ... *(insert as appropriate)* of the adopted Unitary Development Plan, to accord with the terms of the application and prevent overdevelopment of the site.

---

#### K03 No equipment on roof

No structure, plant, equipment or machinery shall be placed erected or installed on or above the roof or on external walls without the prior approval in writing by ~~or on behalf of~~ the Local Planning Authority.

**REASON:** In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.

---

#### K04 Demolition of existing building (see DI06)

The existing buildings on the site shall be demolished and the site cleared within three months of the first occupation of the building hereby permitted.

**REASON:** In order to comply with Policy BE1 of the adopted Unitary Development Plan and to prevent overdevelopment of the site.

---

#### K05 Slab levels - no details submitted

Details of the proposed slab levels of the building(s) and the existing site levels shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before work commences and the development shall be completed strictly in accordance with the approved levels.

**REASON:** In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the visual and residential amenities of the area.

---

## Standard Planning Conditions (December 2008)

### K06 Slab levels - compliance

The development hereby permitted shall be carried out strictly in accordance with the slab levels shown on the approved drawing(s).

**REASON: In order to comply with Policy BE1 of the adopted Unitary Development Plan and in the interest of the visual and residential amenities of the area.**

---

### K07 Disabled access (see DI12)

Details of a scheme to provide means of access to the development for persons with disabilities shall be submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority before any part of the development hereby permitted is commenced and the approved scheme shall be completed to the satisfaction of the Authority before any part of the development hereby permitted is first occupied and shall be permanently maintained thereafter.

**REASON: In order to comply with Policy C3 of the adopted Unitary Development Plan and in order to provide adequate means of access for disabled persons.**

---

### K08 Archaeological access

Unless otherwise agreed in writing by ~~or on behalf of~~ the Local Planning Authority, no part of the development hereby permitted shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation by an archaeological organisation approved in writing by ~~or on behalf of~~ the Local Planning Authority. Access shall be permitted to the site at all reasonable times for the carrying out of the investigations, including making necessary records of items of interest and finds.

**REASON: The site is of archaeological interest and detailed investigations should be undertaken to enable consideration to be given to preservation in situ and/or recording of items of interest in compliance with Policy BE16 of the adopted Unitary Development Plan.**

---

### K09 Soil survey - contaminated land

No part of the development hereby permitted shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to and approved in writing by ~~or on behalf of~~ the Local Planning Authority.

- a) The contaminated land assessment shall include a desk study to be submitted to the Authority for approval in writing. The desk study shall detail the history of the sites uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved in writing by or on behalf of the Authority prior to investigations commencing on site.

## Standard Planning Conditions (December 2008)

- b) The site investigation, including relevant soil, soil gas, surface water and groundwater sampling shall be approved in writing by or on behalf of the Authority.
- c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors, a proposed remediation strategy and a quality assurance scheme regarding implementation of remedial works, and no remediation works shall commence on site prior to approval of these matters in writing by ~~or on behalf of~~ the Authority. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.
- d) The approved remediation works shall be carried out in full on site in accordance with the approved quality assurance scheme to demonstrate compliance with the proposed methodology and best practise guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to the Authority for approval in writing by it or on its behalf.
- e) Upon completion of the works, a closure report shall be submitted to and approved in writing by ~~or on behalf of~~ the Authority. The closure report shall include details of the remediation works carried out, (including of waste materials removed from the site), the quality assurance certificates and details of post-remediation sampling.
- f) The contaminated land assessment, site investigation (including report), remediation works and closure report shall all be carried out by contractor(s) approved in writing by or on behalf of the Authority.

**REASON:** In order to comply with Policy ~~ER8 ER7~~ of the ~~second deposit draft~~ Unitary Development Plan (~~Sept 2002~~) and to prevent harm to human health and pollution of the environment.

## **K10-K18 are moved to new wildlife section N1-N8**

### ~~K10 — Badgers — protective fencing~~

~~Prior to any works commencing on site, an exclusion zone shall be fenced off using chestnut paling around the badger sett in accordance with details to be submitted to and approved in writing by or on behalf of the Local Planning Authority. This paling shall have 1m gaps at regular intervals and shall remain in place and be maintained in good condition for the duration of the construction works in accordance with the approved details. No vehicles, plant, equipment, goods, materials or any other articles or parts thereof shall be stored, displayed, repaired, serviced or assembled on the excluded area to be fenced in accordance with the approved details. No bonfires shall take place within the exclusion zone identified in the approved details.~~

~~**REASON:** In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of badgers and their setts.~~



## Standard Planning Conditions (December 2008)

### ~~K11 — Badgers — timing of works~~

~~Construction works that are required to be carried out within 30m of an active badger sett shall only be undertaken between the months of July and November, thus avoiding the badger breeding season.~~

~~**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of badgers and their setts.**~~

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### ~~K12 — Badgers — no works close to sett~~

~~No buildings, structures, enclosures, or other works requiring excavation shall be erected and carried out within 20m of the location of any badger sett unless previously agreed in writing by or on behalf of the Local Planning Authority.~~

~~**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of badgers and their setts.**~~

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### ~~K13 — Badgers — Supervision of works close to sett~~

~~Works of shrub clearance, demolition, or digging within 10m of any badger sett shall only be carried out by hand and under the guidance of an experienced badger worker and these works including the method of supervision shall be approved in writing by or on behalf of the Local Planning Authority before the works commence.~~

~~**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of badgers and their setts.**~~

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### ~~K14 — Bats~~

~~Details of the timing of any works to the roof and upper floors shall be submitted to and approved in writing by the Local Planning Authority and timbers shall only be treated with chemicals which have been agreed in writing by the Local Planning Authority before the works and treatment are carried out. The timing of the works and of any timber treatment shall be in accordance with the approved details.~~

~~**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of bats on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).**~~

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### ~~K15 — Owls~~

~~Before any work commences on site, details of the provisions made for an owl hole and nesting box/left for owls shall be submitted, together with details of the timing of~~

## Standard Planning Conditions (December 2008)

~~the works, to the Local Planning Authority, and once approved in writing, be implemented in accordance with these details and permanently maintained as such.~~

~~**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of barn owls on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).**~~

### ~~K16 Great Crested Newts — protective fencing~~

~~Before any works commence on site protective fencing, the height, type and position of which shall have been previously approved in writing by or on behalf of the Local Planning Authority, shall be erected around the pond and the approved fencing shall be permanently maintained as such throughout the duration of the development works on the site.~~

~~**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of Great Crested Newts on (or adjacent to) the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).**~~

### ~~K17 Great Crested Newts — timing of works~~

~~Development works shall only take place on the site between the months of ... and ....~~

~~**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of Great Crested Newts on (or adjacent to) the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).**~~

### ~~K18 Great Crested Newts — siting of materials, site huts etc.~~

~~Before the development hereby permitted first commences, the location of the storage of materials, machinery and equipment, and site huts shall be submitted to and approved in writing by or on behalf of the Local Planning Authority and once approved these details shall be implemented and permanently maintained as such for the duration of the development works.~~

~~**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of Great Crested Newts on (or adjacent to) the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).**~~

### K19 No Air Conditioning

No air conditioning plant shall be erected to service the development hereby permitted without the prior written consent of the Local Planning Authority.

## Standard Planning Conditions (December 2008)

**Reason: In order to safeguard the residential amenities of adjoining properties from and to comply with Policies BE1 and ER8 of the Unitary Development Plan.**

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### K20 Crime Prevention

The development hereby permitted shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved details. Unless otherwise agreed in writing by the Local Planning Authority the security measures to be implemented in compliance with the condition should achieve the 'Secured by Design' accreditation.

**REASON: In the interest of security and crime prevention and to accord with Policy BE1(viii) of the Unitary Development Plan.**

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### K21 Details of CCTV scheme

Details of a closed circuit television monitoring system shall be submitted to and approved in writing by the Local Planning Authority and these arrangements shall be commissioned and completed before any part of the development hereby permitted is first occupied, and retained as such thereafter.

**REASON: In the interests of safety and security and to accord with Policy BE1(viii) of the Unitary Development Plan**

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### K22 Public Art

A sculpture, work of art or historic artefact shall be erected in front of the development hereby permitted before it is first occupied, in accordance with details to be submitted to and approved in writing by or on behalf of the Local Planning Authority and shall be permanently maintained as such to the Authority's satisfaction.

**REASON: In the interest of the history, culture and visual amenities of the area and to comply with Policy BE5 of the adopted Unitary Development Plan**

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### K23 Partial redesign

The details of ... indicated on drawing ... are not approved. Revised details of ... shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved revised details.

The revised details shall address ...

**REASON: (The particular policy and/or reason for imposing this condition to be stated.)**

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## Standard Planning Conditions (December 2008)

### K24 Drawings of building details

Sample elevations and sections at 1:20 scale of bays, windows and doors, shop fronts, balconies, parapets and eaves, and drawings at 1:1 scale of sectional profiles of the window and door frames, cornices, string courses and other decorative mouldings, where appropriate, shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

**REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

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### K25 Drawings of means of screening

Detailed drawings indicating the means of screening roof mounted plant and equipment shall be submitted to and approved in writing by or on behalf of the Local Planning Authority before any work is commenced. The development shall be carried out in accordance with the approved details.

**REASON: In order to comply with Policy BE1 of the Unitary Development Plan and in the interest of the appearance of the building and the visual amenities of the area.**

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### K26 Removal of Industrial PD Rights (noise prevention)

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995, no further plant or machinery shall be erected on the site under or in accordance with Part 8 of Schedule 2 to that Order without planning permission from the Local Planning Authority.

**REASON: *(The particular policy and/or reason for imposing this condition to be stated.)***

## Standard Planning Conditions (December 2008)

### L Energy Efficiency

#### L01 Energy strategy report

Before any works on site are commenced, a site-wide energy strategy assessment shall be submitted to and approved by ~~or on behalf of~~ the Local Planning Authority. The results of this strategy shall be incorporated into the final design of the buildings prior to first occupation. The strategy shall include **measures to allow the development to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation.** The feasibility of the provision of combined heat and power (CHP) to supply thermal and electrical energy to the site or the most appropriate buildings within the permitted development **should be included within the assessment.**

**REASON: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 4A.7 of The London Plan and the aims of Policy ER4 of the adopted Unitary Development Plan.**

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#### L02 Decentralised Energy Supply

Before the development hereby permitted is begun a scheme for generating .....% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

**REASON: In order to seek to achieve compliance with the Mayor of London's Energy Strategy and to comply with Policy 4A.7 of The London Plan and Policy ER4 of the adopted Unitary Development Plan.**

## Standard Planning Conditions (December 2008)

### **M Telecommunications**

#### **M01 Telecommunications apparatus – siting/appearance**

The siting and appearance of the ... shall be carried out in complete accordance with the submitted drawing(s) unless previously agreed in writing by the Local Planning Authority.

**REASON: In order to comply with Policies BE22 and BE23 of the adopted Unitary Development Plan and in the interest of the visual amenities of the area.**

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#### **M02 Removal of telecoms PD**

Notwithstanding the provisions of Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking and re-enacting this Order) no development by or on behalf of a telecommunications code system operator shall be erected or made within the site without the prior approval in writing of the Local Planning Authority.

**Reason: In order that the Local Planning Authority can consider the impact of any additional telecommunications development at this site in accordance with Policies BE22 and BE23 of the Unitary Development Plan and in the interest of the visual amenities of the area.**

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#### **M03 Removal of equipment after redundancy**

Any telecommunications equipment hereby permitted which subsequently becomes redundant shall be removed from the site within a period of 2 months and the land shall be reinstated to its former condition

**REASON: In order to comply with Policies BE22 and BE23 of the adopted Unitary Development Plan and in the interest of the visual amenities of the area.**

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#### **M04 Combination materials and landscaping condition for mast**

Details of the materials and finish for the external surfaces of the replacement mast and a landscaping scheme to screen the compound shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development hereby permitted. The approved details for the finish for the mast shall be implemented within 1 month of the substantial completion of the development and shall be permanently maintained thereafter unless agreed in writing by the Local Planning Authority. The landscaping details shall be implemented in the first planting season following the first use of the mast or the substantial completion of the development whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally planted.

## Standard Planning Conditions (December 2008)

**REASON: In order to comply with Policies BE22 and BE23 of the adopted Unitary Development Plan and in the interest of the visual amenities of the area.**

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### M05 Landscaping condition for cabinets

Details of a scheme of landscaping to screen the ground based equipment cabins shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in the first planting season following substantial completion of the development. Any trees or plants which within a 5 year period die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to those originally planted.

**REASON: In order to comply with Policies BE22 and BE23 of the adopted Unitary Development Plan and in the interest of the visual amenities of the area.**

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### M06 Anti graffiti and general maintenance condition

Before the operation of the development hereby permitted the mast and equipment cabinet shall be painted in a colour and finish to be submitted to and approved in writing by the Local Planning Authority. Thereafter the facility shall be maintained in that colour and finish and kept free of graffiti.

**REASON: In order to comply with Policies BE22 and BE23 of the adopted Unitary Development Plan and in the interest of the visual amenities of the area.**



## Standard Planning Conditions (December 2008)

### **N Wildlife / Nature Conservation**

#### **N01 Badgers – protective fencing**

Prior to any works commencing on site, an exclusion zone shall be fenced off using chestnut paling around the badger sett in accordance with details to be submitted to and approved in writing by the Local Planning Authority. This paling shall have 1m gaps at regular intervals and shall remain in place and be maintained in good condition for the duration of the construction works in accordance with the approved details. No vehicles, plant, equipment, goods, materials or any other articles or parts thereof shall be stored, displayed, repaired, serviced or assembled on the excluded area to be fenced in accordance with the approved details. No bonfires shall take place within the exclusion zone identified in the approved details.

**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of badgers and their setts.**

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#### **N02 Badgers – timing of works**

Construction works that are required to be carried out within 30m of an active badger sett shall only be undertaken between the months of July and November, thus avoiding the badger breeding season.

**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of badgers and their setts.**

---

#### **N03 Badgers – no works close to sett**

No buildings, structures, enclosures, or other works requiring excavation shall be erected and carried out within 20m of the location of any badger sett unless previously agreed in writing by the Local Planning Authority.

**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of badgers and their setts.**

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#### **N04 Badgers – Supervision of works close to sett**

Works of shrub clearance, demolition, or digging within 10m of any badger sett shall only be carried out by hand and under the guidance of an experienced badger worker and these works including the method of supervision shall be approved in writing by the Local Planning Authority before the works commence.

**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of badgers and their setts.**

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#### **N05 Bats**

## Standard Planning Conditions (December 2008)

Details of the timing of any works to the roof and upper floors shall be submitted to and approved in writing by the Local Planning Authority and timbers shall only be treated with chemicals which have been agreed in writing by the Local Planning Authority before the works and treatment are carried out. The timing of the works and of any timber treatment shall be in accordance with the approved details.

**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of bats on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).**

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### N06 Owls

Before any work commences on site, details of the provisions made for an owl hole and nesting box/loft for owls shall be submitted, together with details of the timing of the works, to the Local Planning Authority, and once approved in writing, be implemented in accordance with these details and permanently maintained as such.

**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of barn owls on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).**

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### N07 Great Crested Newts – protective fencing

Before any works commence on site protective fencing, the height, type and position of which shall have been previously approved in writing by or on behalf of the Local Planning Authority, shall be erected around the pond and the approved fencing shall be permanently maintained as such throughout the duration of the development works on the site.

**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of Great Crested Newts on (or adjacent to) the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).**

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### N08 Great Crested Newts – timing of works

Development works shall only take place on the site between the months of ... and ....

**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of Great Crested Newts on (or adjacent to) the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).**

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### N09 Great Crested Newts – siting of materials, site huts etc.

## Standard Planning Conditions (December 2008)

Before the development hereby permitted first commences, the location of the storage of materials, machinery and equipment, and site huts shall be submitted to and approved in writing by the Local Planning Authority and once approved these details shall be implemented and permanently maintained as such for the duration of the development works.

**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of Great Crested Newts on (or adjacent to) the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).**

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### N10 Bat Survey

No demolition of buildings shall take place until a survey has been carried out to ascertain if any bats are roosting in the buildings concerned. If any bats are discovered, details shall be submitted to and approved in writing by the Local Planning Authority of the timing of the works and any necessary mitigation measures. The works shall be carried out in accordance with the approved timing and mitigation measures.

**REASON: In order to comply with Policy NE3 of the adopted Unitary Development Plan and in order to safeguard the interests and well-being of bats on the site which are specifically protected by the Wildlife and Countryside Act 1981 (as amended).**

## Standard Planning Conditions (December 2008)

### **P Gypsies and Travellers**

#### **P01 Occupation only by gypsies / travellers**

The site shall not be occupied by any persons other than gypsies and travellers as defined in paragraph 15 of ODPM Circular 01/2006.

**REASON: In order to comply with the requirements of UDP Policy H6 and ODPM Circular 01/2006**

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#### **P02 Gypsies – details of toilet / utility blocks**

Within three months of the date of this decision, details of the materials of the proposed toilet/utility blocks shall be submitted to the local planning authority. The blocks shall be erected in accordance with the approved details. The erection of the amenity block hereby approved shall not take place until samples of the materials to be used in the construction of the external surfaces of the building have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

**REASON: (The particular policy and/or reason for imposing this condition to be stated.)**

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#### **P03 Gypsies – commercial vehicles**

No more than one commercial vehicle per plot shall be kept on the land for use by the occupiers of the caravans hereby permitted, and they shall not exceed 3.5 tonnes in weight.

**REASON: (The particular policy and/or reason for imposing this condition to be stated.)**

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#### **P04 Gypsies – personal condition**

The occupation of the site hereby permitted shall be carried on only by the applicants and their resident dependants. When the land ceases to be occupied by the applicant, the use hereby permitted shall cease and all caravans, structures, materials and equipment brought on to the land in connection with the use shall be removed. Within 3 months of that time the land shall be restored in accordance with a scheme previously submitted to and approved in writing by the local planning authority.

**REASON: In order to comply with the requirements of UDP Policy H6 and ODPM Circular 01/2006**

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#### **P05 Gypsies – siting of caravans**

## Standard Planning Conditions (December 2008)

No caravan shall be brought onto the site until details of its intended siting have been submitted to and approved by the Local Planning Authority in writing. The caravan(s) shall only be positioned in the approved location(s), unless otherwise agreed in writing by the Local Planning Authority. Any material change to the position of a mobile home, or its replacement by another mobile home in a different location shall only take place following the written agreement of the Council.

**REASON: (The particular policy and/or reason for imposing this condition to be stated.)**

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### P06 Gypsies – number of caravans

There shall be no more than ..... pitches on the site and on each of the x pitches hereby approved no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed at any time, of which only one caravan shall be a residential mobile home. Any caravans positioned on the site shall be capable of being lawfully moved on the public highway, without division into separate parts.

**REASON: (The particular policy and/or reason for imposing this condition to be stated.)**

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## Standard Planning Conditions (December 2008)

### DI STANDARD INFORMATIVES

- DI01 In your own interest you should consult with the Development Control Section at the Civic Centre before preparing detailed plans. **Please telephone 020 8313 4956 or email [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk) to arrange an appointment.**
- DI02 You are reminded that the conditions of the outline permission still apply and must be complied with.
- DI03 You should seek engineering advice from the Environmental Services Department at the Civic Centre regarding any of the following matters:-
- the agreement under S.38 of the Highways Act 1980 concerning the estate road (~~020 8313 4524, Julie Hassell or 020 8313 4667, Garry Williams~~) (Highways Planning Section)
  - the alignment and levels of the highway improvement line (~~020 8313 4524, Julie Hassell or 020 8313 4667, Garry Williams~~) (Highways Planning Section)
  - general drainage matters (020 8313 4547, John Peck)
  - the provision of on-site surface water storage facilities (020 8313 4547, John Peck)
  - the provision for on-site storage and collection of refuse (020 8313 4557 email [csc@bromley.gov.uk](mailto:csc@bromley.gov.uk))
- DI04 This proposal also requires approval under the Petroleum (Consolidation) Act 1928 and application must be made to The London Fire and Civil Defence Authority, Fire Safety (Southern), 90 Old Town, Croydon, CRO 1AR.  
*(N.B. This informative applies to petrol filling stations and parking areas within buildings which are capable of accommodating 12 or more cars (including basement car parks)).*
- DI05 This proposal also requires consent under the Water Resources Act 1991 and the relevant Land Drainage Byelaws, and application must be made to the Environment Agency: Thames Region, Wah Kwong House, 10 Albert Embankment, London, SE1 7SP.  
*(N.B. This informative applies to development within 8m of the River Ravensbourne and its tributaries which are "main" rivers, ~~shown on thick lines on the map in N32G~~. The Land Drainage Act 1991 applies to works to the channel of ordinary watercourses which might affect their flow. It will be clear from the comments of the Highway Drainage Team and/or the Environment Agency when it is appropriate.)*
- DI06 You are reminded of your obligation under Section 80 of the Building Act 1984 to notify the Building Control Section at the Civic Centre six weeks before demolition work is intended to commence. **Please write to Building Control at the Civic Centre, or telephone 020 8313 4313, email [buildingcontrol@bromley.gov.uk](mailto:buildingcontrol@bromley.gov.uk).**
- DI07 Before work commences on the extension hereby permitted you should satisfy yourself that the required 1 metre side space to the boundary can be achieved. Failure to comply with the Council's requirements set out in the condition may result in enforcement action being authorised.
- DI08 This proposal also requires consent under the Water Resources Act 1991, and application must be made to Environment Agency, Kent Area Office, Orchard House, Endeavour Park, London Road, Addington, West Malling, Kent ME19 5SH.

## Standard Planning Conditions (December 2008)

*(N.B. This informative applies to development within 8m of that part of the River Cray which is a "main" river, ~~shown as a thick line on the map in N32C~~. The Land Drainage Act 1991 applies to works to the channel of ordinary watercourses which might affect their flow. It will be clear from the comments of the Highway Drainage Team and/or the Environment Agency when it is appropriate).*

- DI09 Before work commences on the extension hereby permitted you should satisfy yourself that the minimum side space to the boundary shown on the submitted drawing can be achieved. Failure to comply with the Council's requirements set out in the conditions above may result in enforcement action being authorised.
- DI10 You should consult Street Naming and Numbering/Address Management at the Civic Centre on 020 8313 4742, email [address.management@bromley.gov.uk](mailto:address.management@bromley.gov.uk) regarding Street Naming and Numbering.
- DI11 You should seek the advice of the **Trees and Woodland Team at the Civic Centre on 020 8313 4471 email [trees@bromley.gov.uk](mailto:trees@bromley.gov.uk)** regarding removal and replacement of the street tree affected by the access.
- DI12 Your attention is drawn to the following legislation, British Standard and Government advice concerning means of access for people with disabilities:-
- The Disability Discrimination Act (DDA)1995 (**extended 2005**)
  - BS 8300: Design of buildings and their approaches to meet the needs of disabled people (2001)
  - Approved Document M of the Building Regulations **2000** 'Access and Facilities for Disabled People' made under the Building Act 1984, **as amended.**
  - ~~The Special Educational Needs and Disability Act (SENDA) which amends Part 4 of the DDA, relating to disabled people and students.~~
  - DDA Code of Practice **2002 2006** Rights of Access to Goods, Facilities Services and Premises (Disability Rights Commission)
  - DDA Code of Practice 2004 : Employment and Occupation (Disability Rights Commission)
- DI13 Regarding the condition concerning provision of a ventilation system, the Planning Division have prepared a technical guidance note; This covers specification of –
- the canopy or slot hood over fume generated equipment, which should be fitted with a readily cleanable grease filter
  - coarse and fine pre-filters
  - an insulated carbon filter unit
  - installation of the system (including fan(s)) to prevent transmission of noise and vibration onto adjacent premises.

It is suggested that you may wish to seek advice from the Council's Environmental Services Division, though when you have finalised the details of the system they should be sent to the Planning Division, if possible for the attention of the planner dealing with the planning application. The Council will be concerned that the ventilation system does not have a detrimental impact on the appearance of the building and the area generally. You are advised not to install it prior to Council approval and you should ensure that you have the agreement of any other landowners or tenants onto whose property the system will be attached.



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A copy of the technical guidance note can be obtained from the Development Control Section at the Civic Centre. **Please write to the Planning Division at the Civic Centre, telephone 020 8313 4956 or email [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk)**

- DI14 Regarding the condition concerning notification of commencement to (English Heritage), their address is:

English Heritage (London Region)  
23 Savile Row  
London W1X 1AB

You should quote the Town Planning application number as a reference.

- DI15 You are advised that it is an offence under Section 137 of the Highways Act 1980 to obstruct "the free passage along the highway" (which includes the footway i.e. the pavement). This means that vehicles parked on the forecourt should not overhang the footway and therefore you should ensure that any vehicle is parked wholly within the site.
- DI16 You should contact extension 4621 (020 8313 4621 direct line) at the Environmental Services Department at the Civic Centre with regard to the laying out of the crossover(s) and/or reinstatement of the existing crossover(s) as footway. A fee is payable for the estimate for the work which is refundable when the crossover (or other work) is carried out. A form to apply for an estimate for the work can be obtained by telephoning the Highways Customer Services Desk on the above number.
- DI17 You are advised to contact English Nature before commencing any works on the site as a licence may be required and the provisions thereof complied with under the Protection of Badgers Act 1991. You should contact:
- English Nature (London)  
Ormond House  
26-27 Boswell Street, London WC1N 3JZ  
Tel: 020 7831 6922  
Fax: 020 7404 3369
- DI18 Please advise the Development Control Section at the Civic Centre in writing, **by email [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk)**, or call us on (020) 8313 4956 when works are about to start so that the planner dealing with your application can liaise regarding compliance with planning conditions and checking setting out and levels on the site. *N.B. This information applies to residential development, and will assist liaison regarding schemes supervised by NHBC.*
- DI19 You should be aware of the requirements stated in the letter(s) attached. *NB This informative applies to comments of Railtrack, the Environment Agency and possibly other consultees.*
- DI20 It is advisable that the postal number be clearly displayed on the frontage of the property. *N.B. This informative applies to advertisement consent and shopfront applications in shopping centres.*

## Standard Planning Conditions (December 2008)

- DI21 You should seek the advice of the Building Control Section at the Civic Centre regarding the need for Building Regulations approval for the works on 020 8313 4313, email [buildingcontrol@bromley.gov.uk](mailto:buildingcontrol@bromley.gov.uk).
- DI22 Please be aware that permission/approval/consent may be required for any other proposals associated with this application (e.g. Listed Building Consent, Conservation Areas Consent etc.). **If you have any queries regarding this please telephone 020 8313 4956 or email [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk)**  
*N.B. This informative can draw attention to the need for permission etc. for a shopfront, advertisements or other proposals associated with or likely to be proposed in connection with the application.*
- DI23 You are advised to contact the following address regarding alignment of, connection to or diversion of a public sewer, or adoption of a sewer –
- Business Centre  
PO Box 78  
Thames Water Utilities Ltd.  
Kew Bridge Road  
Brentford  
Middlesex  
TW8 OEE  
Tel: 020 8568 2277
- DI24 A public right of way runs across/is in close proximity to the development and the applicant's attention is drawn to the need to safeguard the public using the route, and that it must not be damaged or obstructed either during, or as a result of, the development. Attention is also drawn to the fact that the grant of planning permission does not entitle developers to obstruct public rights of way. Enforcement action may be taken against any person who obstructs or damages a public right of way. Development in so far as it affects a public right of way should not be started and the right of way kept open for public use until any necessary order under the Traffic Regulations for a temporary diversion/closure has come into effect.
- DI25 The development hereby approved requires the diversion/stopping up of a public right of way. Development should not commence until the necessary order under the provisions of the Town and Country Planning Act 1990 has been confirmed.
- DI26 You are advised that it is an offence under Section 153 of the Highways Act 1980 for doors and gates to open over the highway.
- DI27 Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321 or on the Water UK website at [www.water.org.uk](http://www.water.org.uk)
- DI28 The Local Planning Authority must be immediately advised of any proposed variation from the approved documents and the prior approval of this Council must be obtained before any such works are carried out on the site. Failure to comply with

## Standard Planning Conditions (December 2008)

this advice may render those responsible liable to enforcement proceedings which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to prosecution. Please write to the Planning Division at the Civic Centre, telephone 020 8313 4956 or email [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk)

- DI29 Before the use commences, the applicant is advised to contact the Pollution Team of Environmental Health & Trading Standards regarding compliance with the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990.
- DI30 You are advised to contact the Development Control Section at the Civic Centre in order to establish a suitable degree of obscurity for the obscure glazing in connection with the above planning condition as lower levels or added film or spray may not be appropriate. The addition of spray or film after insertion of the window is not likely to be adequate. Please write to the Planning Division at the Civic Centre, telephone 020 8313 4956 or email [planning@bromley.gov.uk](mailto:planning@bromley.gov.uk)

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