

Growth & Localism

Swan Lane Long Stratton Norwich NR15 2XE

Tel: 01508 533633 Fax: 01508 533625

Minicom: 01508 533622 **Answer phone:** 01508 533649 **Email:** planning@s-norfolk.gov.uk

DX 130080 Long Stratton 2 **Website** www.south-norfolk.gov.uk

APPROVAL OF PLANNING PERMISSION

Ref: 2012/2080/F

Agent

Ms Tania Gomez-Duran
Freeland Rees Roberts Ltd
25 City Road
Cambridge
CB1 1DP

Applicant

Mr M Halls
Chilgrove
86 Hackford Road
Wicklewood
Wymondham
Norfolk, NR18 9HT

Location: Church Of St Mary & St Thomas, Church Street, Wymondham, Norfolk,

Proposal: Two new single storey extensions to the southeast and northeast of the church, with new railings and path within the east monastic tower

Particulars of decision: The District Council hereby gives notice in pursuance of the Town and Country Planning Act 1990 that full planning permission **has been granted** for the carrying out of development referred to above in accordance with the application form and plans submitted subject to compliance with the following conditions:

1. The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.

Reason for the condition

As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be constructed in accordance with the submitted drawings ref: 0875-EX-001; 08075-SP-101 Rev B; 08075-SP-102 Rev B; 08075-SS-200 Rev B; and 08075-SE-300 Rev B submitted on 14 November 2012 unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.

3. The development hereby permitted shall not commence until an investigation and risk assessment has been completed in accordance with a scheme to be first agreed in writing by the Local Planning Authority, to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The written report(s) shall include:
 - (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:

- (iii) human health,
- (iv) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- (v) adjoining land,
- (vi) groundwaters and surface waters,
- (vii) ecological systems,
- (viii) an appraisal of remedial options if required,
- (ix) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason for the condition

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy UTL15 of the South Norfolk Local Plan

Note

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

4. No development shall take place until details, including samples and colours where required, of the materials used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing with the local planning authority.

Reason for the condition

To enable the local planning authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy 2 of the Joint Core Strategy.

5. No construction of the development shall take place until a one-metre square sample area of stone work has been constructed and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as approved.

Reason for the condition

To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policies 1 and 2 of the Joint Core Strategy.

6. No development shall take place on the site until the following details have been submitted to and approved in writing by the local planning authority: full working details at a scale of no less than 1:20 and to include typical junctions between new extensions and existing historic fabric at a scale of no less than 1:5. The development shall be carried out in accordance with the details as approved and retained as such thereafter.

Reason for the condition

To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policies 1 and 2 of the Joint Core Strategy and Policies IMP13, IMP15 and IMP17 of the South Norfolk Local Plan 2003.

7. No development shall take place until detailed drawings and written specifications of the following items have been submitted to approved in writing by the local planning authority:
- All glazing
 - roof lights
 - PV cells to roof lights
 - Infill glazing in east arch opening
 - solar shading louvres
 - external door to north
 - green roof
 - external railings
 - unblocking existing openings
 - steel roof
 - roof margins
 - eaves

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

Reason for the condition

To ensure the satisfactory appearance of the development and protection of the special architectural and historic interest of the building as required by Policies 1 and 2 of the Joint Core Strategy and Policies IMP13, IMP15 and IMP17 of the South Norfolk Local Plan 2003.

8. No development shall take place until a detailed scheme of works for all external repairs and making good has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as approved.

Reason for the condition

These details do not form part of the current submission and are required in order to ensure the protection of the special architectural and historic interest of the building as required by Policies 1 and 2 of the Joint Core Strategy and Policies IMP13, IMP15 and IMP17 of the South Norfolk Local Plan 2003.

9. No external lighting shall be erected unless full details of its design, location, orientation and level of illuminance (in Lux) have first been submitted to and agreed in writing with the local planning authority. Such lighting shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation. The lighting shall thereafter be implemented in accordance with the approved details and shall be retained as such thereafter.

Reason for the condition

In the interests of the amenities of local residents and to minimise light pollution in accordance with Policies IMP9 and IMP25 of the South Norfolk Local Plan 2003.

10. Notwithstanding the submitted details no works or development shall take place and no construction works activities shall be undertaken within the site until full details of the construction access requirements, specification for tree works and if necessary a Tree

Protection Plan at a scale of 1:200 have been submitted to and approved in writing by the local planning authority. The details shall include the height and width clearance requirements for construction traffic. The details shall be guided by the recommendations set out in BS5837 Trees in Relation to Construction. All the approved tree protection details shall be installed prior to the commencement of development work to implement the development hereby permitted. The approved tree protection details shall remain in place and be maintained in good condition for the duration of the construction period to carry out the development hereby permitted. Unless otherwise approved in writing by the local planning authority the following activities must not be undertaken within the approved Construction Exclusion Zones or fenced tree protection areas: storage or siting of vehicles, fuel, materials, site huts, other buildings, or ancillary equipment; raising or lowering of ground levels; and installation of underground services, drains etc.

Reason for the Condition:

In order to safeguard protected trees, the character and appearance of the conservation area and the setting of the listed building in accordance with Policies 1 and 2 of the Joint Core Strategy and Policies IMP2, IM15 and IMP17 of the South Norfolk Local Plan.

11. Notwithstanding the submitted details no works or development shall take place until full details of the construction of the proposed drain and any other new underground services have been submitted to and approved in writing by the local planning authority. The services shall be constructed and installed in accordance with the approved details. The details shall be guided by the recommendations set out in BS5837 Trees in Relation to Construction.

Reason for the Condition

In order to safeguard protected trees, the character and appearance of the conservation area and the setting of the listed building in accordance with Policies 1 and 2 of the Joint Core Strategy and Policies IMP2, IM15 and IMP17 of the South Norfolk Local Plan.

12. Notwithstanding the submitted details no trees or hedges shall be cut down, uprooted, destroyed, lopped or topped, other than in accordance with the approved plans and particulars, without the previous written approval of the local planning authority. Any trees or hedges removed without consent shall be replaced during the next planting season November/March with trees of such size and species as agreed in writing with the local planning authority.

Reason for the condition

To ensure that the trees and hedges are retained in the interests of the visual amenities of the area and the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy and Policy IMP2 of the South Norfolk Local Plan 2003.

13. A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation

B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason for the Condition

To ensure the potential archaeological interest of the site is investigated in accordance with Policy 2 of the Joint Core Strategy and Policy ENV9 of the South Norfolk Local Plan 2003.

Reasons for Approval

- 1 The development is considered to accord with Policies 1 and 2 of the Joint Core Strategy and Policies ENV9, ENV14, ENV15, ENV3, IMP13, IMP15, IMP17 and UTL15 of the South Norfolk Local Plan as it has been designed to ensure that it would preserve the special architectural or historic interest of the building and it would preserve or enhance the character, appearance and amenity of the area due to the overall design and detailing of the scheme.
1. NOTE: The details requires by condition 4 shall include the materials used in the external surface of the additions/alterations to the building and the materials to be used for hard landscaping.
2. NOTE: In respect of Condition 14 the programme of works in this instance will be in line with the mitigation strategy suggested by the heritage statement. The Norfolk County Council Historic Environment Service will provide a brief for these works on request.
3. NOTE : The authority can confirm it has worked in a positive and proactive manner, based on seeking solutions to problems arising in relation to dealing with this planning application, in accordance with the National Planning Policy Framework.

This permission refers only to that required under the Town and Country Planning Act 1990 and does not include any consent or approval under any other enactment, bylaw, order or regulation and specifically any consent required under the Building Regulations 1991. The attached notes for applicants are also part of this decision notice.

Where development involves the demolition or part demolition of a listed building, no works can be undertaken (despite the terms of any consent granted by the Council) until notice of the proposal has been given to English Heritage, 62/74 Burleigh Street, Cambridge, CB1 1DJ and they have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it. A form is enclosed, if appropriate

On behalf of the Council

Date of Application: 14 November 2012
Date of Decision: 27 February 2013

Growth & Localism

Swan Lane Long Stratton Norwich NR15 2XE

Tel: 01508 533633 Fax: 01508 533625

Minicom: 01508 533622 **Answer phone:** 01508 533649 **Email:** planning@s-norfolk.gov.uk

DX 130080 Long Stratton 2 **Website** www.south-norfolk.gov.uk

Decision Notice & Notes Attached

Approved Plans:

The Council's approval is only for the details shown on the plans originally submitted or, if amended, as listed on the decision notice. If you wish to change the approved plans in any way, please contact Planning Services quoting the application reference number to check if the changes would be acceptable. In some case/s, a fresh application for approval will be required for the proposed changes. You should not change the approved plans and start work until the proposed changes are approved by the Council.

Conditions of Approval:

If the Council's approval is subject to conditions, you must ensure that any action required, including the need to obtain the Council's further approval for items such as landscaping details or materials to be used, is taken before work commences.

The Council has the power to take action to force compliance with the approved plans and/or the requirements of any conditions attached to the decision notice. Any failure to carry out work strictly in accordance with the approved plans and/or any conditions may result in the work having to be removed or changed.

Notice of Commencement of Work

Before work starts on proposal, please complete and return the notice below to the Council at the address given. This will help us to check that the approved plans and conditions are being complied with. Please note this is not a formal notice of commencement for the purposes of the Building Regulations.

TO: Growth & Localism, South Norfolk Council, Swan Lane, Long Stratton, Norfolk, NR15 2XE

Application Reference Number: 2012/2080

Description of Development: Two new single storey extensions to the southeast and northeast of the church, with new railings and path within the east monastic tower

Location/address of Development: Church Of St Mary & St Thomas Church Street Wymondham Norfolk

Contact Name: _____ Phone No: _____

Work on the above proposal is to commence on: Date: _____

If Building Regulation approval has already been obtained please quote Reference

no: _____

Signed: _____

Notes relating to decisions on Applications for Planning Permission or Listed Building Consent under the provisions of the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990

Important

Any permission granted relates only to that required under the relevant Town and Country Planning or Listed Buildings and Conservation Areas Acts and does not include any other consent or approval required under any other enactment, bylaw, order or requisition.

Consent under the Building Regulations may be required for the proposal and work should not proceed until any necessary consent has been obtained. Please contact CNC Building Consultancy on (01603) 430100 for more information.

1. Demolition of Listed Building

Attention is drawn to Section 8(1)-(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that demolition either in whole or in part may not be undertaken (despite the terms of any consent granted by the Council) until notice of the proposed demolition has been given to English Heritage, Architectural Investigation Section, Brooklands Avenue, Cambridge CB2 2BU. English Heritage must be given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it. The relevant form is available on request from the Council.

2. The needs of Disabled People

The Council must draw your attention to certain requirements for the needs of disabled people. Facilities including the means of access, parking, the provision of toilets and notices indicating such facilities, have to be provided in:

- a. any premises to which the public are to be admitted, whether or not on payment;
- b. office, shop, railway or factory premises in which people are employed;
- c. schools, universities and colleges.

Further information can be obtained by contacting the Council's Building Control section.

For detailed guidance you are also recommended to refer to:

- i) *The Chronically Sick and Disabled Persons Act 1970 (as amended by The Disabled Persons Act 1981, Sections 4, 7, 8 and 8a);*
 - ii) *The British Standard Code of Practice on access for the disabled to buildings (BS 5810, 1979);*
 - iii) *Design Note 18, 'Access for the Physically Disabled to Educational Buildings' published on behalf of the Secretary of State.*
- BS 5588, Part 8, 1988 Code of Practice for Means of Escape for Disabled People.*

3. Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to refuse consent, permission or approval for the proposed development or works or to grant it subject to conditions, you can appeal to the Secretary of State for the Environment Transport & the Regions under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the date of this notice. **Appeal forms and information on Appeal procedures can be obtained from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.**

The Secretary of State can allow a longer period for giving notice of appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that permission for the proposed development could not have been given by the Council or could not have been given without the conditions imposed having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the decision of the Council was based on a direction given by him.

4. Purchase Notices

If permission or Listed Building Consent to develop land or carry out works is refused or granted subject to conditions, whether by the Council or by the Secretary of State for the Environment, the owners of the land may claim that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of either Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Compensation

In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. These are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.