

WCK Design & Conservation  
27 Richmond Place  
Lyng  
NORWICH  
Norfolk  
NR9 5RF

Application Number  
PF/11/0310

Date Registered  
10 March 2011

Holt

## **NOTICE OF DECISION**

**Town and Country Planning Act 1990  
The Town and Country Planning (Development Management Procedure) (England)  
Order 2010**

**Location: St Andrews Church, Church Street, Holt**

**Proposal: Erection of extension to provide meeting room, sacristy and WCs**

**Applicant: St Andrew's Church**

**NORTH NORFOLK DISTRICT COUNCIL**, in pursuance of powers under the above mentioned Act hereby **PERMIT** the above mentioned development in accordance with the accompanying plans and subject to the conditions specified hereunder:

- 1** The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.

**Reason:**

The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2005.

- 2** The development to which this permission relates shall be undertaken in strict accordance with the submitted and approved plans, drawings and specifications.

**Reason:**

To ensure the development is carried out in accordance with the expressed intentions of the applicant and to ensure the satisfactory development of the site, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

- 3** Prior to commencement of development, samples of the bricks to be used on the approved extension shall be submitted to and approved in writing by the Local Planning Authority. The extension shall then be constructed using only the approved bricks.

**Reason:**

In order for the Local Planning Authority to be satisfied that the materials to be used will be visually appropriate for the approved development and its surroundings, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

- 4** Prior to the commencement of development, a sample panel of flintwork shall be prepared, submitted to and agreed in writing by the Local Planning Authority. This panel shall be not less than 1 square metre in size and shall not contain any flints with a diameter of over 125mm when measured in any direction. The extension shall then be built in accordance with the approved sample.

**Reason:**

In order for the Local Planning Authority to be satisfied that the materials to be used will be visually appropriate for the approved development and its surroundings, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

- 5** The mortar mix to be used in the construction of the approved extension shall be submitted to and approved in writing by the Local Planning Authority prior to its use on site. The work shall then be carried out only in accordance with the approved details.

**Reason:**

In order for the Local Planning Authority to be satisfied that the materials to be used will be visually appropriate for the approved development and its surroundings, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

- 6** Prior to commencement of development, full and precise details of the following elements of the approved extension shall be submitted to and approved in writing by the Local Planning Authority: -
- a) the treatment of the eaves and verges,
  - b) the seams or ribs on the zinc roof,
  - c) the profiles of the aluminium framing, and
  - d) the rainwater goods to be used.

The work shall then be carried out only in strict accordance with the approved details.

**Reason:**

In order for the Local Planning Authority to be satisfied that the materials to be used will be visually appropriate for the approved development and its surroundings, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

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

The programme of archaeological work shall comprise the monitoring of the groundworks for the development under archaeological supervision and control, for which Norfolk County Council Historic Environment Service will produce a brief for the archaeological work on request.

**Reason:**

In the interests of recording and preserving items of archaeological interest, in accordance with Policy EN 8 of the adopted North Norfolk Core Strategy.

- 8** Unless otherwise approved in writing by the Local Planning Authority, the building subject to this permission shall not be occupied until the following measures identified in the Sustainable Construction Checklist submitted with the planning application have been implemented:
- i) An underfloor heating system to be installed.
  - ii) All timber to be used in construction to be sourced from a certified sustainable (i.e. Forest Stewardship Council, or equivalent) source.
  - iii) Insulation for walls, floor and roof to be in excess of current Building Regulation standards (i.e. U-values below the minimum as set out in relevant Part L document).

**Reason:**

In the interests of achieving a satisfactory form of sustainable construction in accordance with Policy EN 6 of the adopted North Norfolk Core Strategy.

- 9** Prior to the commencement of the development hereby approved, a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall indicate the species, number and size of new trees and shrubs at the time of their planting.

The scheme shall also include indications of all existing trees on the land, with details of any to be retained (which shall include details of species and canopy spread), together with measures for their protection during the course of development.

The scheme shall also include surface treatments of all pedestrian access routes and courtyards.

The scheme as approved shall be carried out not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing.

**Reason:**

To protect and enhance the visual amenities of the area, in accordance with the requirements of Policy EN 4 of the adopted North Norfolk Core Strategy.

- 10** The development hereby approved shall be carried out in strict accordance with the tree protection measures detailed in the Arboricultural Implications Assessment, Method Statement and Tree Protection Plan (Drawing No. WCK 031/02 with arboricultural information added February 2011) prepared by CJ Yardley dated January 2011.

**Reason:**

In order to protect trees on the site, in accordance with the requirements of Policy EN 4 of the adopted North Norfolk Core Strategy.

- 11** The development hereby approved shall be carried out in accordance with the ecological recommendations detailed in the Ecological Statement prepared by CJ Yardley dated January 2011.

**Reason:**

In order to protect wildlife interests in accordance with Policy EN9 of the adopted North Norfolk Core Strategy.

## NOTES TO APPLICANT

1. The reason for the decision to grant permission is that the proposed development is considered to comply with Policies SS1, SS9, EN4, EN8, CT1, CT5 and CT6 of the Development Plan and would not materially conflict with other policies of the plan.
2. The applicant/developer is advised that land adjacent to this site may have been used as a cemetery or graveyard from approximately 1300. Further advice regarding construction work undertaken within burial grounds can be sought from the District Council's Pollution Control Team (telephone 01263 5161085).
3. The application site to which this permission relates is situated within a designated Conservation Area. Sections 211 to 214 of the Town and Country Planning Act 1990 provides for the protection of trees in Conservation Areas. It is an offence to carry out any act for the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree in a Conservation Area. Any person proposing to carry out any act which would affect a tree in a Conservation Area is required to give at least six weeks notice of their intention, in writing, to the Local Planning Authority.

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Decn. Date 23 May 2011



Acting under Delegated Authority  
On Behalf of the Council

**Please Note:**

Please be aware that if dischargeable conditions have been imposed on this permission a fee will be payable in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2008. At the time of print the fee for each request is £85.00. However, there is no limit to the number of conditions which can be discharged in any one request. Applications can be submitted on a form available on the website or by letter. If you require any further clarification please telephone (01263) 516150 or e-mail [planning@north-norfolk.gov.uk](mailto:planning@north-norfolk.gov.uk)

**Notes relating to decisions on planning applications**

1. This decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, bylaw, order or regulation.
2. If the applicant is aggrieved by the decision of the local authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he/she may appeal to the Secretary of State for the Environment, Transport and the Regions in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of the notice. Please note, only the applicant possesses the right of appeal.  
(Appeals forms and information on revised Appeal procedures are obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). Please request a Planning Appeal Form. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving of a notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a) to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of part IX of the Town and Country Planning Act 1990 and as amended by part III of the Planning and Compensation Act 1991

(a) The statutory requirements are those set out in Section 78 of the Town and Country Planning Act 1990.

**Please Note:**

The designation of addresses, or any changes to existing addresses, must be approved by the Council. Please contact the Corporate Property Data Unit at the Council's Cromer Headquarters in this connection - telephone 01263 516048 /516013 or e-mail : [llpg@north-norfolk.gov.uk](mailto:llpg@north-norfolk.gov.uk)