



# B O S T O N

## BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Mr Daniel Thompson,  
Origin Design Studio Ltd.  
Brunel House  
Deepdale Enterprise Park  
Nettleham  
LN2 2LL

**Case Officer: Simon Eldred**  
**Tel: 01205 314305**  
**E-mail: [planning@boston.gov.uk](mailto:planning@boston.gov.uk)**

### APPROVAL OF DETAILS REQUIRED BY CONDITION

#### Article 27 of the Town & Country Planning (Development Management Procedure) Order 2015

#### Part 1 - Particulars of details to be approved;

**Reference:** B/22/0146/CD1

**Applicant:** Viktoria Kiraly

**Proposal:** Application for the discharge of Conditions 3 (Materials), C4 (EV Charging Points) & C6 (Biodiversity) relating to planning permission B/22/0146

**Location:** Richmond, Shore Road, Freiston, Boston PE22 0LN

#### Part 2 - Particulars of decision

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, have considered your application for approval of details reserved by condition in relation to the above mentioned Planning Permission and Location.

The Council's decision regarding the status of these conditions and details can be found below:

Condition Description	Details Submitted	Status
C3. No development shall take place above ground level until details of the materials proposed to be used in the construction of the dwelling's external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	<ul style="list-style-type: none"><li>• Crest Old Ryedale bricks with white lime mortar;</li><li>• vertically-oriented FSC Siberian Larch cladding;</li><li>• external windows and doors with anthracite-coloured (RAL 7016) frames; and</li><li>• upvc rainwater goods in anthracite finish.</li></ul>	Acceptable
C4. No development shall take place above ground level until details regarding the provision of an electric vehicle charging point have been submitted to and approved in writing by the Local	QUB EV Smart – 7.3kW single phased charging point to be installed on the external wall of the garage car port between the car port and the house before the occupation	Acceptable

<p>Planning Authority. The details shall include:</p> <p>the location of the charging point; the specification of the charging point; and a timetable for the implementation of the above measures.</p> <p>The development shall be carried out in strict accordance with the approved details.</p> <p>C6. No development shall take place above ground level until details of measures to enhance biodiversity on the site have been submitted to and agreed in writing by the Local Planning Authority. Measures to improve biodiversity should include:</p> <p>planting a range of native trees, shrubs and flowers; and installation of swift bricks, bird and bat boxes and hedgehog gaps.</p> <p>The details approved shall be implemented prior to occupation of the development and shall be maintained thereafter.</p>	<p>of the property.</p> <ul style="list-style-type: none"> <li>the installation of a swift box, a sparrow nest box, a small bird/blue tit box, bee bricks, and a bat box into the buildings;</li> <li>the installation of hedgehog gaps into perimeter fencing;</li> <li>the creation of a wildlife pond; and</li> <li>the planting of a mixed native hedgerow, a lavender garden, native trees, and wildflower planters.</li> </ul>	<p>Acceptable</p>
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You are advised to read the aforementioned conditions in full, as they may require further actions. See notes to applicant.

If you wish to discuss the outcome of this application further please do not hesitate to contact Simon Eldred.



**Mike Gildersleeves**  
**Assistant Director – Planning and Strategic Infrastructure**  
**Boston Borough Council, East Lindsey District Council and South Holland District Council**

Date; 17-May-2023



## Notes to Applicant

STATUS	Clarification / Meaning
Refused / Not Agreed	The details provided are not acceptable. Further/revised details are required to be submitted.
Agreed / Acceptable	<p>The details provided are acceptable, but the condition has ongoing requirements – for example implementation in accordance with the agreed details.</p> <p>Unless advised by the wording of the condition, it is not mandatory to make further submissions to or seek further approval the Local Planning Authority.</p>
Discharged	The details provided are acceptable, and all elements of the condition are met.

### Confirmation of Compliance with Conditions:

This decision does not provide confirmation that the condition(s) have been complied with. If you require confirmation that a development has been carried out in accordance with the conditions, you can make a formal application for “Confirmation of Compliance with Conditions” online at [www.planningportal.co.uk](http://www.planningportal.co.uk).

We may have attached other documents to this notice. Where such documents are included they should be used or read in conjunction with it as they may contain useful or essential information, which you require to be aware of and may necessitate further actions on your part.

**We can provide this information in other languages and formats for example, in large print, in Braille or on CD. Please phone 01205 314200.**

