



B O S T O N

BOROUGH COUNCIL

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

Mr Steven Kendrick,
SK-tec Ltd
91, Loddon Bridge Road
Woodley
Reading
RG5 4AE

Case Officer: Emma Dennis
Tel: 01205 314305
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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/19/0453/CD1

Applicant: Mr S Denby, Denby Property Developments Ltd

Proposal: Application to have details relating to condition C4 (walls and fences), C6 (hard and soft landscaping), C7 (pollution reduction) and C8 (materials – bricks and tiles) attached to permission B/19/453 (Conversion of existing house into 2 dwellings and erection of 2 new dwellings with separate access)

Location: 80, Sleaford Road, Boston, PE21 8EU

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
C4. No development shall take place above damp proof course level until details of all walls and fences, including details of their height, design and position, have been submitted to and approved in writing by the Local Planning Authority. The scheme as may be approved for each plot shall be constructed before each respective dwelling is brought into use and retained thereafter.	Plan 19/728-01 Rev A, Appendix A – Fencing, submitted on 30th September 2020. <ul style="list-style-type: none">• 1.8m fencing shown in yellow on plan• 1.2m fencing shown in blue on plan• 0.9m post and rail and Red Robin plants shown in green on plan.	Details Acceptable
C6.No development shall take place above damp proof course level until full details of both hard and soft landscaping works have been submitted to and approved in	Details submitted on Materials Schedule and shown on plan 19/728-01 Rev A, Appendix B – Planting Schedule	Details Acceptable

<p>writing by the Local Planning Authority. The approved works shall be carried out in accordance with the approved details prior to the occupation of the last dwelling approved by this consent. The scheme shall include:</p> <ul style="list-style-type: none"> a) hard surface materials b) minor structures c) planting schedules (species, sizes densities) d) existing trees to be retained/removed <p>C7.No development shall take place above damp proof course level until final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be constructed in accordance with the approved measures.</p> <p>C8.No development shall take place above damp proof course level until final details of the brick and tiles to be used in the construction of the dwellings hereby approved have been submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the approved materials.</p>	<p>submitted on 31st July 2020.</p> <p>Details submitted shown on plan 19/728-01 Rev A, Appendix C – Charging point locations, submitted on 31st July 2020.</p> <p>Details submitted on Materials schedule, brick to match the original heritage bricks and concrete slate effect roof tile both will match existing dwelling of 80 Sleaford Road.</p>	<p>Details Acceptable</p> <p>Details 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 Emma Dennis.



Mike Gildersleeves
Growth Manager

Date; 02-Oct-2020

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.

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.