



Applications prefixed by "97" are decision may by the Broads Authority. Committee applications are considered by the Planning Committee. Delegated applications are considered by the Head Of Planning Services

Appl. No : 07/ 2011/0048/C 1 Parish: Stoke Holy Cross

Applicant : Lafarge Aggregates Ltd

Location : Bagging Plant, Quarry Ipswich Road,
Dunston

Proposal : Retrospective permission for installation of storage container and substitution of one portacabin to two approved portacabins, to include variation of conditions 5 & 9 of permission C/7/2009/7008

THIS APPLICATION WILL BE DETERMINED BY NORFOLK COUNTY COUNCIL REFERENCE C/7/2010/7020

Decision : Approved with Conditions Norfolk County Council 31/10/2011

Conditions :

Appl. No : 07/ 2011/0616/C 2 Parish: Costessey

Applicant : R G Carter Ltd

Location : Concrete Batching Plant, Ernest
Gage Avenue, Costessey

Proposal : Retrospective permission for importation and processing of category 1 inert waste, and erection of aggregate storage bays and weighbridge. Erection of two buildings to provide weighbridge office/trade counter and canteen/toilet/kitchen. Proposed importation of primary aggregates (e.g. sand and gravel) and use of mobile plant. THIS APPLICATION WILL BE DETERMINED BY NORFOLK COUNTY COUNCIL REFERENCE C/7/2010/7027

Decision : Approved with Conditions Norfolk County Council 31/10/2011

Conditions :

Appl. No : 07/ 2011/0887/F 3 Parish: Ditchingham
 Applicant : Mr & Mrs K Holdway
 Location : Plum Tree Barn, Fen Lane,
 Ditchingham
 Proposal : Conversion and alterations to existing outbuildings to form residential unit
 Decision : Approved with Conditions Planning Committee 3rd 03/11/2011

- Conditions :
- 1 The development hereby permitted shall be begun before the expiration of TWO years from the date of this permission.

 Reason for the condition
 To ensure the retention of the barn by conversion within a reasonable time and to allow for the structural suitability of the building for conversion to be reassessed in the event that the permission hereby granted is not implemented within the specified time limit, all in accordance with policy HOU10 of the South Norfolk Local Plan 2003.
 - 2 The development hereby permitted shall be carried out in accordance with the application form, plans and drawings and other documents and details submitted or provided by the applicant as amended by drawing ref:MMX/1023-S4A submitted on 20 July 2011 and drawings MMIX/1026-GA submitted on 15 September 2011.

 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 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.
 - 4 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: detailed drawings of the proposed windows at a scale of no less than 1:20 and timber profiles of a scale 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 .
 - 5 No development shall take place until detailed drawings and written specifications of the rooflights have been submitted to approved in writing by the local planning authority. The development shall be carried out 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 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 until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is first occupied. Development shall be carried out in accordance with the approved details and retained as such thereafter.

 Reason for the condition
 In the interests of the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy.

- 7 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:
- proposed finished levels or contours;
 - means of enclosure;
 - access and parking area;
 - hard surfacing materials;
- Soft landscaping works shall include:
- planting plans;
 - written specifications (including cultivation and other operations associated with plant and grass establishment);
 - schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
 - implementation programme.
- If within a period of FIVE years from the date of planting, any tree or plant or any tree or plant planted in replacement for it, is removed, uprooted or is destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with IMP2 of the South Norfolk Local Plan 2003.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order)(with or without modification), no enlargement, improvement or other alterations of the dwelling [Class A]; no additions or alterations to the roof [Class B & C]; no provision of porches [Class D]; nor the provision within the curtilage of the dwellings of any building or enclosure, swimming or other pool [Class E]; or chimneys, flues or soil and vent pipes [Class G] or any other works as defined by Classes A, B C, D, E and G of Part1 of Schedule 2 of that Order shall be erected or brought onto the land unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

In the interests of the satisfactory appearance of the development and the amenities of adjoining residents in accordance with Policy 2 of the Joint Core Strategy.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order)(with or without modification), no fences, gates, walls or other means of enclosure as defined within Class A of Part 2 of Schedule 2 of that Order shall be carried out on the land unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

In the interests of the satisfactory appearance of the development and in accordance with Policy 2 of the Joint Core Strategy.

- 10 Prior to the first occupation of the development hereby permitted sufficient space shall be provided within the site to enable vehicular parking to the adopted parking standards of South Norfolk Council. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, and thereafter available for that specific use.

Reason for the condition: In the interests of satisfactory development and highway safety as required by policy IMP8 of South Norfolk Local Plan.

- 11 No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

In this instance the programme of historic building recording would comprise a photographic survey of the structure for which a brief can be obtained from Norfolk County Council Historic Environment Services, Union House, Gressenhall, Dereham, NR20 4DR.

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.

- 12 The approved details shall be implemented in full in accordance with the mitigation measures and the approved timetable contained within appendix 4 of the Ecology report submitted on 20 July 2011 and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition

In order to safeguard the ecological interests of the site in accordance with Policy ENV14 of the South Norfolk Local Plan.

- 13 The development hereby approved shall meet the Code for Sustainable Homes level 4 for water as a minimum standard.

Reason for the condition

To ensure the development is constructed to an appropriate standard in accordance with Policy 3 of the adopted Joint Core Strategy 2011

- 14 In the event of any contamination of soil or ground water being discovered or suspected during construction, work shall cease immediately and the local planning authority must be advised in writing, to allow precise details of any necessary remedial work to be submitted to and approved in writing by the local planning authority before work may recommence on the site. Thereafter all remediation work shall be carried out in accordance with the details as agreed.

Reason for the condition

To safeguard the amenities of the locality in accordance with policy UTL15 of the South Norfolk Local Plan 2003.

The attention of the developer is drawn to the guidance provided in the attached note.

Appl. No : 07/ 2011/1324/F 4 Parish: Topcroft

Applicant : Topcroft Playing Field Committee

Location : Topcroft Sportsfield Pavilion, Topcroft Street, Topcroft

Proposal : Extension to Pavillion, replace existing boarding to walls, replace flat roofs with pitched, replace tiles with zinc (or similar) profile sheeting, move and upgrade existing toilets and internal walls, install new windows and sliding doors/fire door.

Decision : Approved with Conditions Planning Committee 1st 03/11/2011

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: CLS-19-11.1-A1, 2-A1, 4-A1 and 5 submitted on 12 August 2011 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 No development shall take place until precise details of the means of surface water drainage have been submitted to and agreed in writing with the local planning authority. It is noted that the applicant intends to incorporate a sustainable drainage system. Details of the location and capacity of the storage tanks to hold the surface water and how / where the overflow will be disposed of shall be submitted to and agreed in writing with the local planning authority. The development shall be carried out in accordance with the agreed details.

Reason for the condition
To minimise the possibilities of flooding in accordance with policy 3 of the Joint Core Strategy.
- 4 No air source heat pumps shall be installed on the site without precise details of the equipment being 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
In order to protect the amenities of adjoining residents in accordance with policy IMP9 of the South Norfolk Local Plan 2003.
- 5 Development shall not progress above slab level 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.
- 6 Foul water disposal from the pavillion shall be in accordance with the submitted details, as clarified in additional information submitted by email on 19 October 2011.

Reason for the condition
To ensure there is adequate foul water disposal in accordance with Policy 3 of the Joint Core Strategy.

Appl. No : 07/ 2011/1428/D 5 Parish: Cringleford
 Applicant : Persimmon Homes Ltd
 Location : Areas R3A and R3B, Round House Way, Cringleford
 Proposal : Construction of 82 dwellings, associated estate roads, garaging, parking and landscaping.
 Decision : Refused Delegated 31/10/2011

Reasons : 1 The design and layout of the scheme is not considered to respond well enough to the requirements of the approved Masterplan for Round House Park. In particular, the layout does not accord with the requirements of the 'Round House Edge' character area as it does not achieve a continuity of frontage, with no terraces being used. The required continuous frontage is also lacking to the edge of the open space.

No mention is made within the Design & Access statement of the South Norfolk Joint Core Strategy (JCS) policies, or indeed the saved Local Plan policies. Of particular importance is Policy 2 of the JCS which, amongst other things, requires the highest quality design, and one that achieves a minimum score of 14 out of 20 when assessed against the 20 criteria within the Building for Life checklist. A fundamental part of the Building for Life assessment refers to how development relates to both its wider context and immediate surroundings. Without consideration of this context and the schemes contribution towards the success of the Round House Park development, the scheme can not achieve the minimum 14 points, and therefore does not comply with JCS Policy 2 (Promoting Good Design).

2 The Local Highway Authority has raised many concerns in respect of the highway layout, and in particular, has raised the following:

- there is an over-reliance on parking courts that could lead to excessive on street parking;
- unacceptable radii at junction between Road 1 & 1G;
- unacceptable footpath widths at certain locations;
- lack of active frontage to cycleway/footpath;
- unacceptable visibility splays at certain locations;
- the proposed number of dwellings on adjoining site to the south needs to be known to be able to establish appropriate road hierarchy.

In light of these issues, the scheme is therefore not considered to accord with local plan policy IMP8 (Safe & Free Flow of Traffic).

Appl. No : 07/ 2011/1440/H 6 Parish: Burston and Shimpling Gissing
 Applicant : Mr D & Mrs C Maclean
 Location : Kite House, Burston Road, Gissing
 Proposal : Installation of solar PV panels on part of roof of two storey building.
 Decision : Approved with Conditions Planning Committee 1st 03/11/2011

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 details and drawings submitted on 30th August 2011 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.

Appl. No : 07/ 2011/1441/LB 7 Parish: Burston and Shimpling
 Applicant : Mr D & Mrs C Maclean Gissing
 Location : Kite House, Burston Road, Gissing
 Proposal : Installation of solar PV panels on part of roof of two storey building.
 Decision : Approved with Conditions Planning Committee 1st 03/11/2011

- 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 18 of the Planning (Listed Buildings and Conservation Areas) 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 details and drawings submitted on 30th August 2011 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.

Appl. No : 07/ 2011/1446/F 8 Parish: Saxlingham Nethergate
 Applicant : Mrs B Leitch
 Location : The Coach House The Lodge,
 Cargate Lane, Saxlingham Thorpe
 Proposal : Amendments to previous permission 2011/0138/F - to change style of 2 roof lights in main roof, addition of 2 roof lights to family room extension and change family room fenestration
 Decision : Approved with Conditions Delegated 31/10/2011

- 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: 2951.sk01 revD submitted on 27th September 2011 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 comply with the conditions numbers 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 attached to the planning permission for the development approved on 21/06/2011 reference 2011/0138 and the details as approved.
- 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.

Appl. No : 07/ 2011/1447/LB 9 Parish: Saxlingham Nethergate

Applicant : Mrs B Leitch

Location : The Coach House The Lodge,
Cargate Lane, Saxlingham Thorpe

Proposal : Amendments to previous permission 2011/0185/LB - to change style of 2
roof lights in main roof, addition of 2 roof lights to family room extension
and change family room fenestration

Decision : Approved with Conditions Delegated 31/10/2011

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 18 of the Planning (Listed Buildings and Conservation Areas)
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: 2951.sk01 revD
submitted on 27th September 2011 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 comply with the conditions number 3 and 4 attached to the
listed building consent for the development approved on 21/06/2011 reference 2011/0185 and the
details as approved.

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.

Appl. No : 07/ 2011/1464/CU 10 Parish: Alington
 Applicant : Mr Alan Russell
 Location : Black Barn Farm, Mill Road,
 Alington
 Proposal : Change of use of grain store to mixed agricultural with commercial storage
 and distribution
 Decision : Approved with Conditions Delegated 31/10/2011

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: R24/10/5, R24/10/6 and R24/10/1 submitted on 5 September 2011 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 Noisy activities such as the repair and maintenance of vehicles and equipment, loading/unloading of vehicles, idling of vehicles (for longer than appropriate and the use of compressors and machinery shall only occur onsite between the following hours:

Monday to Friday 07:00 to 18:00 hours
 Saturday 07:00 to 16:30 hours
 Sunday 08:30 to 16:00 hours

Reason for the condition

In the interests of the amenities of local residents in accordance with policy IMP9 of the South Norfolk Local Plan 2003.

4 The premises shall be used for agricultural storage and for storage and distribution in connection with Russell Civil Engineering and for no other purpose (including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended by the Use Class Amendment Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason for the condition

To enable the local planning authority to retain control over any future changes of use of the application site in the interests of local amenities and highway safety in accordance with policies IMP9 and IMP8 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1465/F 11 Parish: Alington
 Applicant : Mr Alan Russell
 Location : Black Barn Farm, Mill Road,
 Alington
 Proposal : Demolish delapidated agricultural buildings and workshop and replace on
 same footprint with general purpose agricultural building and workshop.
 Decision : Approved with Conditions Delegated 31/10/2011

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: R24/10/5, R24/10/6, R24/10/4 and R24/10/2 submitted on 5 September 2011 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 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.

4 In the event of any contamination of soil or ground water being discovered or suspected during construction, work shall cease immediately and the local planning authority must be advised in writing, to allow precise details of any necessary remedial work to be submitted to and approved in writing by the local planning authority before work may recommence on the site. Thereafter all remediation work shall be carried out in accordance with the details as agreed.

Reason for the condition

To safeguard the amenities of the locality in accordance with policy UTL15 of the South Norfolk Local Plan 2003.

The attention of the developer is drawn to the guidance provided in the attached note.

5 Noisy activities such as the repair and maintenance of vehicles and equipment, loading/unloading of vehicles, idling of vehicles (for longer than appropriate and the use of compressors and machinery shall only occur onsite between the following hours:

Monday to Friday 07:00 to 18:00 hours
 Saturday 07:00 to 16:30 hours
 Sunday 08:30 to 16:00 hours

Reason for the condition

In the interests of the amenities of local residents in accordance with policy IMP9 of the South Norfolk Local Plan 2003.

6 No development shall take place on the site until all existing buildings and structures shown to be removed on the approved plan have been demolished and all materials not to be reused in the development hereby permitted have been removed from the site.

Reason for the condition

To secure full advantage from the redevelopment of the site and in the interests of the visual amenities of the locality, as required by Policy 2 of the Joint Core Strategy.

Appl. No : 07/ 2011/1472/RVC 12 Parish: Hingham

Applicant : Mr R Spurrell

Location : Land at, Elm Farm, The Fields,
Hingham

Proposal : Removal of Condition 3 of planning permission 2010/0532/O - legal
agreement between occupier and owner of 32 Hardingham Street for
improvement to visibility splay

Decision : Refused Delegated 03/11/2011

Reasons : 1 The removal of condition 3 of planning permission 2010/0532 would result in inadequate visibility
splays being provided at the junction of the access with the County highway causing danger and
inconvenience to users of the adjoining public highway, contrary to policy IMP8 of the South Norfolk
Local Plan.

Appl. No : 07/ 2011/1476/H 13 Parish: Wymondham

Applicant : Mr M Fox

Location : 2 Bradmans Lane, Wymondham

Proposal : Single storey rear extension

Decision : Approved with Conditions Delegated 01/11/2011

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 details and drawings
reference 015/11 submitted on 7th September 2011 and the amended Block Plan submitted on 26th
October 2011 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.

Appl. No : 07/ 2011/1482/H 14 Parish: Runhall
 Applicant : Mr & Mrs N Seabright
 Location : 5 The Green, Runhall
 Proposal : Proposed extension and new garage
 Decision : Approved with Conditions Delegated 02/11/2011

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: 9554 2A & 3A submitted on 28 September 2011 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.

Appl. No : 07/ 2011/1486/H 15 Parish: Costessey
 Applicant : Dr Michael Wiltshire
 Location : Trinity Cottage, 120 The Street, Costessey
 Proposal : Re-roofing existing garage
 Decision : Approved with Conditions Delegated 03/11/2011

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 details submitted on 9th September 2011 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.

Appl. No : 07/ 2011/1487/LB 16 Parish: Costessey
Applicant : Dr Michael Wiltshire
Location : Trinity Cottage, 120 The Street,
Costessey
Proposal : Re-roofing existing garage
Decision : Approved with Conditions Delegated 03/11/2011

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 18 of the Planning (Listed Buildings and Conservation Areas) 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 details submitted on 9th September 2011 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.

Appl. No : 07/ 2011/1488/F 17 Parish: Bracon Ash
 Applicant : Mr Alex Gray
 Location : Corporation Farm, Wymondham Road, Hethel
 Proposal : General purpose agricultural building to store farm implements and straw
 Decision : Approved with Conditions Delegated 03/11/2011

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: RLR/DRRO09, site plan, 06092011 Elevation plans submitted on 9 September 2011 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 approved shall accord with the materials detailed on the application form and in the Design and Access Statement walls Olive Green (BS12B27) and the roof to be of natural grey in colour. 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.

4 No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

In this instance the programme of historic building recording would comprise a photographic survey of the structure for which a brief can be obtained from Norfolk County Council Historic Environment Services, Union House, Gressenhall, Dereham, NR20 4DR.

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.

Appl. No : 07/ 2011/1493/O 18 Parish: Costessey
 Applicant : Mr I Riches
 Location : Sub-division of garden at 11 Gurney Road, Costessey
 Proposal : Proposed single storey two bedroom bungalow on the land of 11 Gurney Road
 Decision : Approved with Conditions Planning Committee 1st 04/11/2011

Conditions : 1 Application for the approval of the reserved matters must be made before the expiration of THREE YEARS from the date of this permission. The development hereby permitted should be begun before the expiration of TWO YEARS from the date of approval if the last of the reserved matters to be approved.

Reason for the condition

As required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 No development whatsoever shall take place until the plans and descriptions giving details of the reserved matters referred to above shall have been submitted to and approved in writing by the local planning authority. These plans and descriptions shall relate to: [the access], [appearance], [scale], [landscaping] and [layout] of any building to be erected together with the precise details of the type and colour of the materials to be used in their construction;

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 shall be constructed in accordance with the submitted drawings ref: 5172 02 A Site plan and location plan, 5172 03 A proposed layout submitted on 12 September 2011 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.

4 Development shall not progress above slab level 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 The details to be submitted for approval shall be for a single storey dwelling only with no habitable floor space or windows in the roof.

Reason for the condition

For the avoidance of doubt and to ensure a form of development compatible with adjacent property and in the interests of the residential and visual amenities of the locality, as required by Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order)(with or without modification), there shall be no additional window or other opening constructed at first floor level or above in the rear elevation of the development hereby approved unless an appropriate planning application is first submitted to and approved by the local planning authority.

Reason for the condition

To help safeguard the privacy and amenity of the occupiers of adjacent properties in accordance with policy IMP9 of the South Norfolk Local Plan 2003.

- 7 No development shall take place until details of the existing ground levels, proposed finished floor levels of the dwelling and the proposed finished ground levels of the site, relative to a datum point which is to remain undisturbed during the development have been submitted to and agreed in writing by the local planning authority. Such details shall also provide comparative levels of eaves and ridge heights of adjoining properties and details of the levels of any existing or proposed boundary treatments. The development shall be carried out in accordance with the details as approved.

Reason for the condition

To ensure that the development approved does not have any adverse effect on the amenities of local residents or on the character and appearance of the area, as required by Policy 2 of the Joint Core Strategy and Policy IMP9 of the South Norfolk Local Plan 2003.

- 8 All new boundary fencing detailed on the plan shall be 1.7 metres above finished floor level. The boundary treatment shall be completed before the building is first occupied. Development shall be carried out in accordance with the approved details and retained as such thereafter..

Reason for the condition

In the interests of the satisfactory appearance of the development in accordance with Policy 2 of the Joint Core Strategy.

- 9 The development hereby approved shall be designed and built to achieve a water consumption rate of no more than 105 litres/person/day, equivalent to Level 4 of the Code for Sustainable Homes for water usage. No occupation of the dwelling shall take place until a full Code for Sustainable Homes assessment which relates to that dwelling and which confirms that the development has been constructed in accordance with Level 4 for water usage has been submitted to and agreed in writing by the local planning authority. All completed water conservation measure identified shall be installed in accordance with the details as agreed and thereafter permanently retained. .

Reason for the condition

To ensure the development is constructed to an appropriate standard in accordance with Policy 3 and 20 of the adopted Joint Core Strategy 2011

- 10 No development shall take place on site until the access to serve No11 Gurney Road has been constructed and is available for use, and thereafter remain free from obstruction.

Reason for condition

To ensure that adequate provision is made for off street parking for the existing dwelling to ensure highway safety in accordance with the principles of policy IMP8 of the South Norfolk Local Plan 2003.

- 11 Prior to the first occupation of the development hereby permitted the vehicular access shall be laid out in the position shown on the approved plan. Additionally from the property boundary to the near channel edge of the carriageway the construction specification shall be in accordance with details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with the principles of IMP8 of the South Norfolk Local Plan 2003.

- 12 Prior to the first occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.

Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened in accordance with the principles of policy IMP8 of the South Norfolk Local Plan 2003.

- 13 Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety in accordance with the principles of policy IMP8 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1497/H 19 Parish: Hethersett

Applicant : Mr Chris Stone

Location : 18 Malthouse Road, Hethersett

Proposal : Single storey garden room extension to rear

Decision : Approved with Conditions Delegated 03/11/2011

- Conditions : 1 The development shall be constructed in accordance with the details and drawings submitted on 12th September 2011 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.

Appl. No : 07/ 2011/1498/H 20 Parish: Bressingham

Applicant : Mr Nigel & Mrs Penny Thomson

Location : Folly Farm, Folly Lane, Bressingham

Proposal : General improvements and window alterations with the extension of flat roof to first floor bathroom, pitched roof to main entrance and two storey extension to the south elevation.

Decision : Approved with Conditions Delegated 04/11/2011

- 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: 322-07 Existing and proposed site location plans, 322-04 Proposed ground floor plans, 322-05 Proposed first floor plans, submitted on 13 September 2011 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.

Appl. No : 07/ 2011/1499/H 21 Parish: Wreningham
 Applicant : Mr & Mrs J Moon
 Location : Elm Tree Farmhouse, Hethel Road,
 Wreningham
 Proposal : Proposed cart shed style car-port/garage. New windows and roof lights.
 Decision : Approved with Conditions Delegated 03/11/2011

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 details and drawings date-stamped 13th September 2011 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.

Appl. No : 07/ 2011/1502/F 22 Parish: Hethersett
 Applicant : Orchard Developments (East Anglia) L
 Location : Lyngate Farm, Lyngate Close,
 Hethersett
 Proposal : Addition of 4 No. garden sheds associated with 4 No. flats, plots 1-4
 Lyngate Farm Development (already approved and under construction).
 Decision : Approved with Conditions Delegated 03/11/2011

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: P15 Layour, and Elevation and block plan submitted on 8 September 2011 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.

Appl. No : 07/ 2011/1503/H 23 Parish: Aslacton

Applicant : Mr Stephen Brownlow

Location : Worlds End Farm, Worlds End Lane,
Aslacton

Proposal : Fit 16 solar PV panels on south west facing roof of outbuilding

Decision : Approved with Conditions Delegated 01/11/2011

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 details and drawings submitted on 8th September 2011 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.

Appl. No : 07/ 2011/1504/LB 24 Parish: Aslacton

Applicant : Mr Stephen Brownlow

Location : Worlds End Farm, Worlds End Lane,
Aslacton

Proposal : Fit 16 solar PV panels on south west facing roof of outbuilding

Decision : Approved with Conditions Delegated 01/11/2011

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 18 of the Planning (Listed Buildings and Conservation Areas) 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 details and drawings submitted on 8th September 2011 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.

Appl. No : 07/ 2011/1505/LB 25 Parish: Shelfanger

Applicant : Mr Ray Peacock

Location : The Crown Inn, Common Road,
Shelfanger

Proposal : Replace UPVC double glazed windows with new timber framed windows.
Replace plastic gutters and downpipes with cast iron pattern gutters and
downpipes. Repair and repaint render in Cornish Cream.

Decision : Approved with Conditions Delegated 03/11/2011

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 18 of the Planning (Listed Buildings and Conservation Areas) 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 dated 13 September 2011 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 Notwithstanding the details submitted, 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: detailed drawings of the proposed windows including the glazing bars at a scale of no less than 1:20 and timber profiles of a scale 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 Policy IMP13 of the South Norfolk Local Plan 2003.

Appl. No : 07/ 2011/1510/H 26 Parish: Tibenham
 Applicant : Mr A & Mrs G Lambert
 Location : Beeches Chalet, Diss Road,
 Tibenham

Proposal : Extension and associated alterations to dwelling. Erection of garage building-works to include demolition of existing outbuilding

Decision : Approved with Conditions Delegated 03/11/2011

- 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 details and drawings reference 11/1020/001 (Dwelling Plans and Elevations As Existing), 11/1020/002 (Dwelling Plans and Elevations As Proposed) and 11/1020/003 (Garage Building Plans and Elevations As Proposed) submitted on 15th September 2011 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 No development of the garage/workshop shall take place until details of the colours, including samples where required, to be used for 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.

Appl. No : 07/ 2011/1525/H 27 Parish: Thurton
 Applicant : Ms Jacky Knapp
 Location : 29 St Georges Close, Thurton
 Proposal : Retrospective application for raising the roof height of garage conversion
 Decision : Approved with no Conditions Delegated 03/11/2011

Appl. No : 07/ 2011/1532/LB 28 Parish: Morley
Applicant : Mr N Collison
Location : Willow Farm Barn, Deopham Road,
Morley St Botolph
Proposal : Single storey infill extension between existing House and outbuilding
Decision : Approved with Conditions Delegated 31/10/2011

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 18 of the Planning (Listed Buildings and Conservation Areas) 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:1232/BA-A-LP1 Rev A, LP2 Rev A, PL01 Rev A, PL02 Rev A submitted on 19 September 2011 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 Notwithstanding the submitted details, before development starts precise details of the glazed link shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason for the condition

In order to safeguard the character of the Listed Building in accordance with Policies IMP13 and IMP15 of the South Norfolk Local Plan.

Appl. No : 07/ 2011/1546/H 29 Parish: Tasburgh
 Applicant : Mr & Mrs R Leitch
 Location : 1 Orchard Way, Tasburgh
 Proposal : Ground floor extension to domestic dwelling
 Decision : Approved with Conditions Delegated 04/11/2011

- Conditions :
- 1 The development hereby permitted must be begun before the expiration of THREE YEARS from the date of this permission.
 Reason for 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 drawings ref: W0258/001 REV O as submitted on 20 September 2011 unless otherwise agreed in writing by the Local Planning Authority.
 Reason for 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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in colour, form, texture and bond those used in the existing building.
 Reason for condition
 To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policy 2 of the Joint Core Strategy.

Appl. No : 07/ 2011/1548/H 30 Parish: Kimberley
 Applicant : Mrs Caroline Topper
 Location : Green Farmhouse, The Green, Kimberley
 Proposal : Erection of gates on driveway
 Decision : Approved with Conditions Delegated 01/11/2011

- 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: detail and position of gates submitted on 20 September 2011 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.

Appl. No : 07/ 2011/1565/F 31 Parish: Aldeby
 Applicant : Mr Christopher Brown
 Location : The Tuns, The Street, Aldeby
 Proposal : To install a ground array of 16 Photovoltaic panels, mounted in 2 rows.
 Decision : Approved with Conditions Delegated 03/11/2011

- 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 hereby permitted shall be carried out in accordance with the application form, plans and drawings and other documents and details submitted or provided by the applicant as amended by details submitted on 3 November 2011.

 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 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.

Appl. No : 07/ 2011/1582/LB 32 Parish: Wymondham
 Applicant : Mr & Mrs J Hawkins
 Location : 6 Vicar Street, Wymondham
 Proposal : Partial removal of chimney, removal of modern internal partition and alterations to form bathroom
 Decision : Approved with Conditions Delegated 01/11/2011

- 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 18 of the Planning (Listed Buildings and Conservation Areas) 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: WO259/001/0 submitted on 26 September 2011 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.

Appl. No : 07/ 2011/1590/RVC 33 Parish: Tibenham

Applicant : Mr Robin Harwood

Location : Church Farm Barn, Church Road,
Tibenham

Proposal : Variation of Condition 2 of Planning Permission 2009/1555/F - to permit revision of drawings of proposed works comprising re-design of modern extension and rebuilding of plinth walls to Barn.

Decision : Approved with Conditions Delegated 01/11/2011

Conditions : 1 Save for condition 2, the development hereby permitted shall comply with the conditions attached to the planning permission for the development approved on 27/11/2009 reference 2009/1555/F and the details as approved.

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.

2 The development shall be constructed in accordance with the submitted drawings ref: H43/09/5 and 6 submitted on 20 September 2011 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.

Appl. No : 07/ 2011/1724/NMA 34 Parish: Hingham

Applicant : Mr Sam Coster

Location : 18 Market Place, Hingham

Proposal : Non material amendment to planning permission 2011/0324/F - to change wording of approved permission to Alterations to 18 Market Place and the rear extension, to re-instate the corridor giving access and right of way to the building at 17 Market Place

Decision : Approved with no Conditions Delegated 31/10/2011

Appl. No : 07/ 2011/1726/NMA 35 Parish: Morley

Applicant : Clarenco PLC (t/a Amazing Retreats) M

Location : Morley Old Hall, Attleborough Road,
Morley St Peter

Proposal : Non material amendment application to planning permission 2011/0074/F - to amend the proposed windows, increasing glazing within 5 of the structural bays to full height glazing.

Decision : Approved with no Conditions Delegated 31/10/2011

Appl. No : 07/ 2011/1745/NMA 36 Parish: Wymondham
Applicant : Mr I Stubbings
Location : Sub-division of garden at 33 Pople
Street, Wymondham
Proposal : Non material amendment to planning permission 2011/0317/F - to install
working chimney and fireplace in lounge, elevations relabled north-east &
south-west not east & west, change door to window on north east
elevation, front door EDI now whell chair access.
Decision : Approved with no Conditions Delegated 31/10/2011
