

APPLICATION NO	PA/2021/2053
APPLICANT	Carl Shaw
DEVELOPMENT	Planning permission to erect a replacement dwelling, including larger footprint with detached garage (re-submission of PA/2021/902)
LOCATION	Tetley House, Tetley, Crowle, DN17 4HY
PARISH	Crowle
WARD	Axholme North
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Crowle Town Council

POLICIES

National Planning Policy Framework: Sections 5, 12, 14, 15 and 16

North Lincolnshire Local Plan: DS1, DS7, DS11, DS16, LC5, HE5, T2, T19, DS14, RD2, RD10, H5

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5, CS6, CS17, CS18, CS19

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until early in 2023. The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies regarding this application include: SS1, SS2, SS3, SS6, SS11, DQE3, DQE5 and HE1.

CONSULTATIONS

Highways: No objection, but recommend conditions.

Environment Agency: No objection – support the recommendation that the finished floor levels should be raised to 4.4 metres above Ordnance Datum.

LLFA Drainage: No objection, but recommend conditions.

Doncaster Internal Drainage Board: Make comments in relation to surface water drainage, the suitability of soakaways and the consent of the Board is required for any increase in the flow to any watercourse or culvert within the Board's undertaking.

Environmental Protection: No objection, but recommend a condition.

Archaeology: No objection, but recommends the conditions imposed on PA/2019/930 are repeated for this planning permission, if granted.

Conservation: Objects, but also recommends design changes, and conditions if the plans are amended.

Ecology: No objection, but recommends a condition.

TOWN COUNCIL

Objects on the following grounds:

- the footprint is increased considerably and should not be extended beyond the footprint of the original dwelling
- the new build is up to roof height already, so the application is retrospective
- impact on the grade II listed building (Tetley Hall).

PUBLICITY

A site notice has been displayed; no comments have been received.

ASSESSMENT

Planning history

PA/2019/930: Planning permission to erect a replacement dwelling and two detached dwellings – approved 23/10/2020

PA/2021/902: Planning permission to erect replacement dwelling (resubmission of PA/2019/930) – refused 16/08/2021

PA/2019/1028: Listed building consent to repair and refurbish carriage house and stable/dovecote – approved 04/08/2022

PA/2021/2061 Planning permission to remove condition 13 of PA/2019/930 relating to ecology and biodiversity – approved 09/06/2022.

The application site consists of an area of land to the south of Tetley Hall, to the south-west and west of the Stable/Dovecote and Carriage House which are all grade II listed buildings. It is outside the defined settlement boundary for Crowle, to the north-west of Seven Lakes Country Park, and within flood zone 2/3a. There are two modern dwellings to the west of the site. The house which was formerly on the application site (known as Tetley House) has been demolished and the proposed dwelling had been constructed to eaves level when the case officer visited the site. Planning permission is sought to erect a replacement dwelling; this is a resubmission of PA/2021/902.

The main issues in determining this planning application are the principle of development, impact on the setting of heritage assets, impact on residential amenity and flood risk.

Principle

Planning permission is sought to erect a replacement dwelling on the site following the demolition of Tetley House; this was granted planning permission under PA/2019/930 alongside two additional dwellings to the south which were approved as enabling development associated with the repair and refurbishment of the listed stable/dovecote and carriage house on the site. Therefore, the principle of a residential property on this site (as a replacement dwelling) has been established. This application seeks a larger dwelling than that which was approved under the 2019 planning application; however, the plans show the footprint of the proposed dwelling does overlap the area of the site where Tetley House formerly stood.

It is worth noting that a planning application was submitted to remove a condition from the 2019 planning permission, which was approved under PA/2021/2061 and related to biodiversity and ecology matters for the site as the farmhouse had been demolished. Therefore, the applicant has a fall-back position in that they are able to erect a replacement dwelling approved under PA/2019/930. This application seeks a larger dwelling but one which overlaps with the position of the former farmhouse. Therefore, in planning terms, it meets the criteria set out in part of policy RD10 of the North Lincolnshire Local Plan in that it respects the siting and layout of the dwelling it is proposed to replace.

Policy RD2 of the North Lincolnshire Local Plan is concerned with development in the open countryside and states:

‘Development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is: ...for the replacement, alteration or extension of an existing dwelling;’

Policy RD10 of the local plan offers an even more specific approach to replacement dwellings in the open countryside and states:

‘Proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:

- (i) the replacement dwelling would not exceed the volume of the original dwelling, which it is to replace, by more than 20%, exclusive of the normal permitted development rights, and would not be substantially higher in elevation;...
- (iii) all new construction is of a high standard of design and in particular reflects the architecture of the building and/or vernacular styles in the locality; and
- (iv) the appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.’

Whilst policy CS1 sets out the overarching spatial strategy for North Lincolnshire, it is considered that the policies above represent a more appropriate approach to this assessment. Given the content of policies RD2 and RD10, the proposal to replace the dwelling is therefore considered acceptable in principle. The text pertinent to policy RD10 will be assessed in more detail in subsequent sections of this report.

Heritage assets

Policy CS6 of the Core Strategy states that the council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance, including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains. All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value. Policy HE5 of the North Lincolnshire Local Plan is concerned with listed buildings and is also considered relevant.

Paragraph 203 of the NPPF is concerned with non-designated heritage assets and states, 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Paragraph 200 of the NPPF states, 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;'

Tetley Hall, the Stable (and Dovecote) and the Carriage House are all grade II listed buildings. The Hall is north of where Tetley House stood and north-west of the Stable and Carriage House. Tetley Farm House was not listed, nor was it a building of townscape merit, despite it dating back to the same period as the Stable and Carriage House, but was considered a non-designated heritage asset and was read along with the group of listed buildings nearby. Since the application for the replacement dwelling was refused under PA/2019/902 the applicant has removed the 1.5 storey link from the side of the dwelling and ensured the garage is now detached from the dwelling itself. The built form, design, proportions and height of the proposed replacement dwelling is now consistent with the dwelling approved under the 2019 planning application and draws direct comparisons with the farmhouse which is now demolished (Tetley House).

The built form of the proposed dwelling is considered to resemble the asset that it seeks to replace and whilst a replacement dwelling has previously been approved it was subject to design scrutiny and on the basis that the dwelling would reflect Tetley House as closely as possible. Careful consideration of the replacement was made under PA/2019/930 where amended plans were sought to reduce the amount of built form proposed. The previous application was approved on the basis that it reflected the existing house: this application does that and repeats some of its design features which include stone cills and headers to all windows, a chimney stack to the eastern and western extremities of the roof slope, a centrally positioned door with header above, a hipped roof and all first floor windows in vertical alignment with ground floor openings, and reflects the balanced and legible appearance of the now demolished farmhouse.

This proposal pays due regard to the building now demolished, and the removal of the side extension forms something that both resembles Tetley House and is consistent with the design of the dwelling approved under the 2019 planning application. Therefore, it is considered the proposal is based on the context of the site (what it is replacing) and the

sensitivities of the surrounding environment (the listed buildings and the setting therein). In addition, the plans show the dwelling to be sited where its built footprint overlaps part of the footprint on which Tetley House stood (thereby not encroaching any further northwards into the setting of the listed buildings), the replacement dwelling has a similar ridge height and includes the wall to the rear; this is consistent with the wall which was located to the rear of the farmhouse and is considered to comply with policy RD10 in that regard. The plans also show the garage is a subservient outbuilding to the west of the dwelling, it doesn't extend any further northwards than the proposed replacement dwelling and is consistent with the amount of built form which adorned the site prior to Tetley House being demolished.

The conservation officer has been consulted and has recommended refusal on the basis that the rear wall approved as part of the 2019 planning application should be included within this application and recommends this design change be adopted. The applicant has considered this comment and amended the plans to show the inclusion of the wall to the north (to the rear of the dwelling); this formed enclosure to Tetley House and provided visual separation between the previous house and the listed buildings within the curtilage of Tetley Hall. Whilst the conservation officer has not updated their previous comments (i.e. their objection), the applicant has revised the plans in line with the recommended design changes. It is considered that the proposals now align with those recommendations and the inclusion of the wall provides sufficient enclosure to the site. A verbal update on the conservation officer's comments on the amended scheme will be provided at committee. The applicant has also submitted details of the external materials for the replacement dwelling (which is currently under construction). The conservation officer has previously confirmed these are acceptable and therefore no pre-commencement condition is needed requiring details of the external materials to be submitted for future consideration.

The design, siting, height and proportions of the proposed replacement dwelling and its detached garage are considered to represent an appropriate replacement of the non-designated asset (Tetley House) and are not considered to have a harmful impact upon the settings of nearby listed buildings. The proposal therefore complies with policies HE5 of the local plan, CS6 of the Core Strategy and paragraphs 200 and 203 of the NPPF.

The applicant has submitted a heritage statement and, having reviewed the information, the council's archaeologist has stated that the archaeological mitigation strategy and historic building recording implemented under the 2019 planning application requires completion, and a condition is recommended in that regard. Given the historic sensitivity of the area and the work already undertaken, the recommended condition is considered appropriate and will be attached to any forthcoming permission. Therefore, subject to the works being completed in accordance with the archaeological mitigation strategy, the proposal is considered to accord with policies CS6 of the Core Strategy and HE9 of the North Lincolnshire Local Plan.

Residential amenity

Policy CS5 of the Core Strategy is concerned with raising design standards in North Lincolnshire, whilst policy H5 of the local plan is concerned with new housing developments; both are considered relevant. Policy RD2 seeks to protect the open countryside and is also relevant, whilst DS1 is partly concerned with the protection of residential amenity.

Due to the separation distances from other properties, including those approved on the two plots to the south, the proposed replacement dwelling, by virtue of its siting, is not

considered to result in unacceptable overshadowing, overlooking or overbearing impact upon existing or future residents. The plot also provides proportionate amenity space and sufficient space for off-street parking and pedestrian circulation, and no issues are therefore raised in relation to potential loss of residential amenity in this case.

Flood risk

Policy CS19 of the Core Strategy is concerned with flood risk, and states that development in areas of high flood risk will only be permitted where it meets the following criteria:

1. It can be demonstrated that the development provides wider sustainability benefits to the community and the area that outweigh flood risk.
2. The development should be on previously used land. If not, there must be no reasonable alternative developable sites on previously developed land.
3. A flood risk assessment has demonstrated that the development will be safe, without increasing flood risk elsewhere, by integrating water management methods into the development.

The site is within flood zone 2/3a within the North Lincolnshire SFRA 2022. The proposal is for a 'more vulnerable' use within a high flood risk zone and the applicant is therefore required to submit a flood risk assessment (FRA), as well as pass both the sequential and exceptions tests, given the move to a more vulnerable flood risk classification. The Environment Agency has considered the contents of the FRA submitted with the planning application and raises no objections on flood risk grounds, but a condition is recommended in respect of finished floor levels.

Sequential test

The proposal represents a replacement dwelling and a sequential test is not required.

Exceptions test

The applicant has provided an FRA and some resilience measures are proposed within the document; however, there is no justification as to why the proposed development would outweigh the risk from flooding. Notwithstanding this, the site is considered to be in a sustainable location within walking and cycling distance (380 metres) of the settlement boundary for Crowle with its local services and access to sustainable modes of travel. The development will deliver a market dwelling which will contribute towards housing delivery figures, provide short-term employment for local tradespeople, and support local services and amenities.

To pass the exceptions test a development must meet the following criteria:

Essentially, the two parts to the test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

It is considered that the revised FRA satisfactorily demonstrates that the development will be safe without increasing flood risk elsewhere. In addition, it is considered the proposal will deliver sustainable development in this part of Crowle and will be of wider community

benefit, in that it will support existing services within the defined market town of Crowle. Therefore, the proposal is considered to provide wider sustainability benefits which outweigh flood risk. Subsequently, the exception test is passed in this case and the proposal is considered to comply with policies DS16 of the North Lincolnshire Local Plan, CS19 of the Core Strategy and the National Planning Policy Framework in terms of flood risk.

The Shire Group, Environment Agency and LLFA Drainage have all been consulted and have no objections to the scheme, subject to conditions, one of which requires a survey of the existing pond and watercourse to be undertaken to assess its impact on the proposed development. It is considered that this mitigation would make the scheme safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible reducing flood risk overall. The online surface water drainage maps on the Gov.uk website show the site to be at very low risk from surface water flooding and as this application is for a replacement dwelling only, such a condition requiring the submission of a drainage strategy for the development (recommended by LLFA Drainage) is considered neither reasonable nor necessary in this case.

Other issues

Highways

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all development should be served by a satisfactory access. Policy T19 of the local plan is concerned with parking provision as well as general safety and is also considered relevant.

The applicant has shown on plan an acceptable access arrangement as well as sufficient off-street parking provision, together with a turning area. The council's Highways Development Control team has been consulted and has no objection subject to conditions relating to the laying of hard paved areas prior to occupation. Subject to the aforementioned mitigation, the proposal would accord with policies T2 and T19 of the North Lincolnshire Local Plan.

Ecology

Policy CS17 is concerned with biodiversity and sets out principles for the management of schemes in order to achieve a net gain for wildlife habitat networks. Policy LC5 of the local plan is concerned with protected species. They are reinforced by paragraph 180 of the NPPF. All are considered relevant. The application site, although not formally designated, has importance for nature conservation with, potentially, habitat available for bats within existing redundant structures such as the existing listed buildings surrounding the development site, though it should be noted that some of the structures adjacent to the site are quite open.

Tetley House has been demolished and therefore mitigation for any biodiversity that may have been lost as a result of that needs to be considered in the context of the replacement dwelling proposals. The applicant has submitted a biodiversity net gain assessment to demonstrate the impact of the development proposals on existing biodiversity resources within the development site and to determine the extent of net loss or net gain from the development. The conclusions of this report are that the proposals for the development site will result in a 25.59% net gain of biodiversity units for habitats and a 100% net gain in the

number of hedgerow units. The supporting information has been considered by the council's ecologist and conditions are recommended for the submission and subsequent implementation of a biodiversity management plan; this will ensure sufficient biodiversity net gain from the development proposals is achieved.

Contaminated land

As stated in previous sections of this report, the site formerly contained a farmhouse (Tetley House), a residential property which had fallen into decline and was in a bad state of repair. Environmental Health has commented that, given the application is for a sensitive end use, a contaminated land investigation is required as the site has potential for metals, hydrocarbons and asbestos which are harmful to human health. In line with the previous application, the applicant has submitted a Phase 2 Ground Investigation Report and an Asbestos Survey to formally discharge the contaminated land condition. Given that Environmental Health has not formally discharged the contaminated land condition, it is considered both reasonable and necessary to impose a similar condition if planning permission is granted to ensure the ground conditions are suitable for residential use and determine whether any remediation of the site is required.

Conclusion

The proposed scheme for a replacement dwelling is considered to be reflective of the non-designated heritage asset it seeks to replace. The architectural form of the now demolished farmhouse would be replicated and thus would contextually relate in its building form, design, proportions and siting. In addition, its design would not lead to irreversible harm and is not considered to have a harmful impact upon the setting of nearby listed buildings. The proposal is considered to comply with policies HE5 of the North Lincolnshire Local Plan, CS6 of the Core Strategy and guidance within the NPPF. The application is therefore recommended for approval.

Pre-commencement conditions

The pre-commencement conditions included in the recommendation have been agreed with the applicant's agent.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.
The development hereby permitted shall be carried out in accordance with the following approved plans:001, 002, 003 and 1045 1 of 1.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

4.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed), including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

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

Part 2: Submission of Remediation Scheme

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 must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a 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.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

Reason

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 off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

5.

No additional development shall take place until a detailed survey of the existing pond and watercourse network surrounding the proposed development has been submitted to and agreed in writing with the local planning authority. This should include all incoming/outgoing connections and its possible conflict with the proposed developments.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation, and future adoption and maintenance, of the sustainable drainage features in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

6.

No additional development shall take place until scaled drawings (at a scale of 1:10 or 1:20) of the proposed windows and doors to be used in the development hereby permitted have been submitted to and agreed in writing by the local planning authority. The details shall include opening details, materials of construction, glazing bars and the colour of the windows and doors to be installed. The development shall take place in accordance with the agreed details and once installed they shall thereafter be retained.

Reason

In the interest of the historic environment and to accord with policies CS6 of the North Lincolnshire Core Strategy and HE2 of the North Lincolnshire Local Plan.

7.

The external materials to be used in the construction of the dwelling hereby approved shall be those outlined in the email from Adam Shaw dated 6 February 2022 and, once constructed, shall thereafter be retained.

Reason

In the interest of the historic environment and to accord with policies CS6 of the North Lincolnshire Core Strategy and HE2 of the North Lincolnshire Local Plan.

8.

Development shall take place in accordance with the approved archaeological mitigation strategy 'Archaeological Mitigation Strategy, Tetley House, Tetley, Crowle, Caroline Atkins, November 2020'. A copy of any analysis, reporting, publication or archiving required as part of the archaeological mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record and the archive at the North Lincolnshire Museum within six months of the date of this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 205 of the National Planning Policy Framework, policy CS6 of the Core Strategy, and policy HE9 of the North Lincolnshire Local Plan to preserve archaeological evidence by means of a comprehensive record and the creation of a permanent archive, to advance public understanding of the heritage assets affected.

9.

Within three months of the date of works recommencing on site, the applicant or their successor in title shall submit a biodiversity management plan to the local planning authority for approval in writing. The document shall include:

- details at least two permanent bat boxes or bat bricks to be installed;
- details of three permanent swift boxes to be installed to the north-western elevation of the dwelling;
- restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;

- prescriptions for the planting and aftercare of native hedgerows, trees and shrubs of high biodiversity value;
- proposed timings for the above works in relation to the completion of the dwellings.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

10.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the occupation of the dwelling hereby approved, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

11.

The development shall be carried out in accordance with the submitted flood risk assessment (ref 20 May 2019 by Howard J Wroot) and the following mitigation measures it details:

- finished floor levels to be set no lower than 4.4 metres above Ordnance Datum (AOD)
- additional flood proofing measures as set out in section 5.1.

These mitigation measures shall be fully implemented prior to occupation of the dwelling and shall subsequently remain in place.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

12.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development normally allowed under Part 1, A–E of Schedule 2 shall be permitted to the replacement dwelling, nor within the area outlined in red on drawing 001, without planning permission from the local planning authority in that specific regard.

Reason

To define the terms of the permission and to allow the local planning authority the opportunity to assess the impact of future development upon the setting of the listed buildings.

Informative 1

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 2

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

Informative 3

Please be advised that any conditions formally discharged against PA/2019/930 are also considered to be discharged under this planning permission.

Informative 4

Our records indicate that the proposed development site is bounded by, or has running through it, a watercourse (surface water pipe/culvert, pond or ditch). Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team on 01724 297522, prior to any further construction works being carried out.

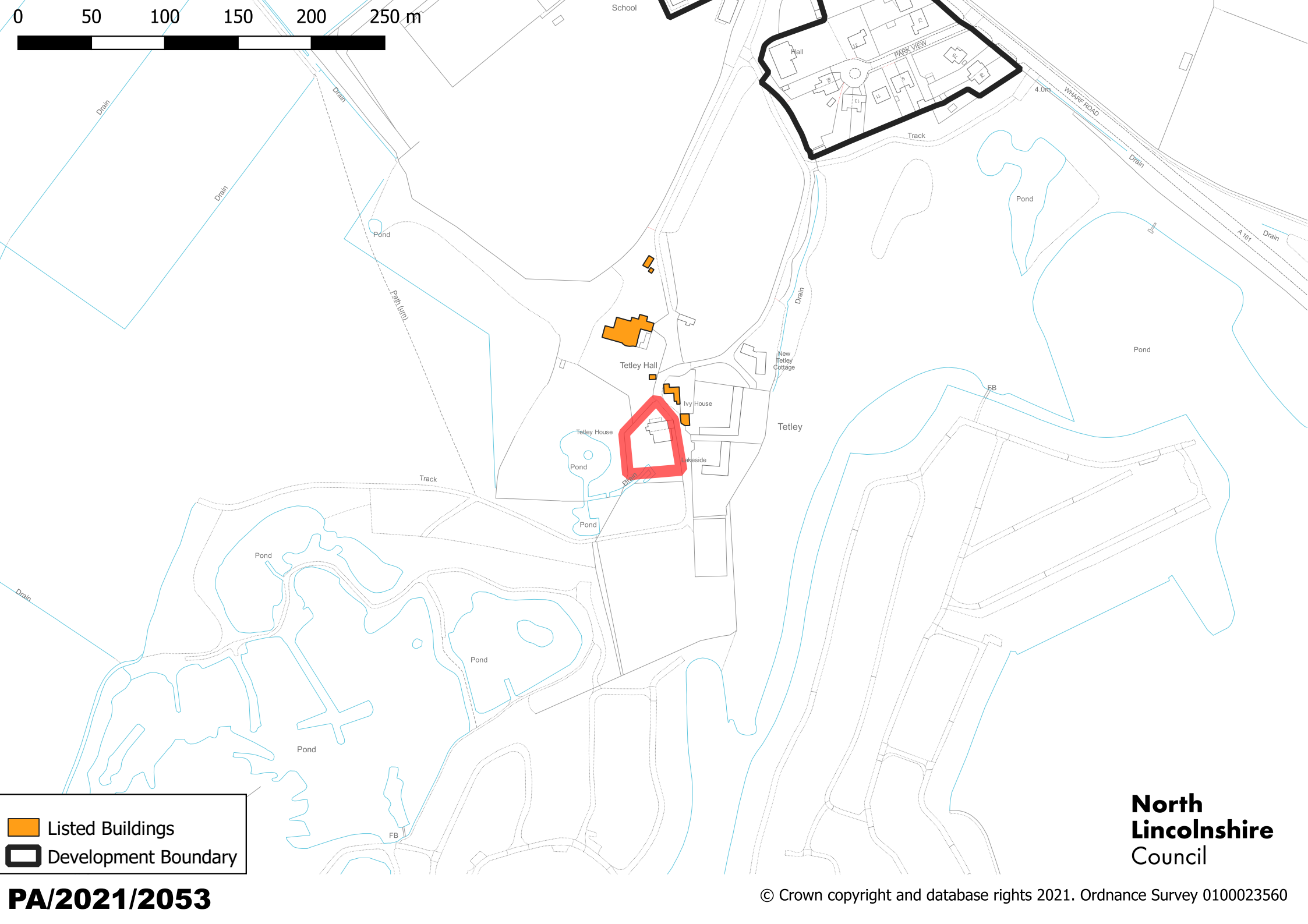
Informative 5



Alterations and/or connections into the watercourse must be consented by the local Internal drainage board through an ordinary watercourse consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage Team on 01724 297522 or via email for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Informative 6

Please refer to the Environment Agency's 'Living on the edge - Riverside ownership rights and responsibilities' document which can be found online for further information. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

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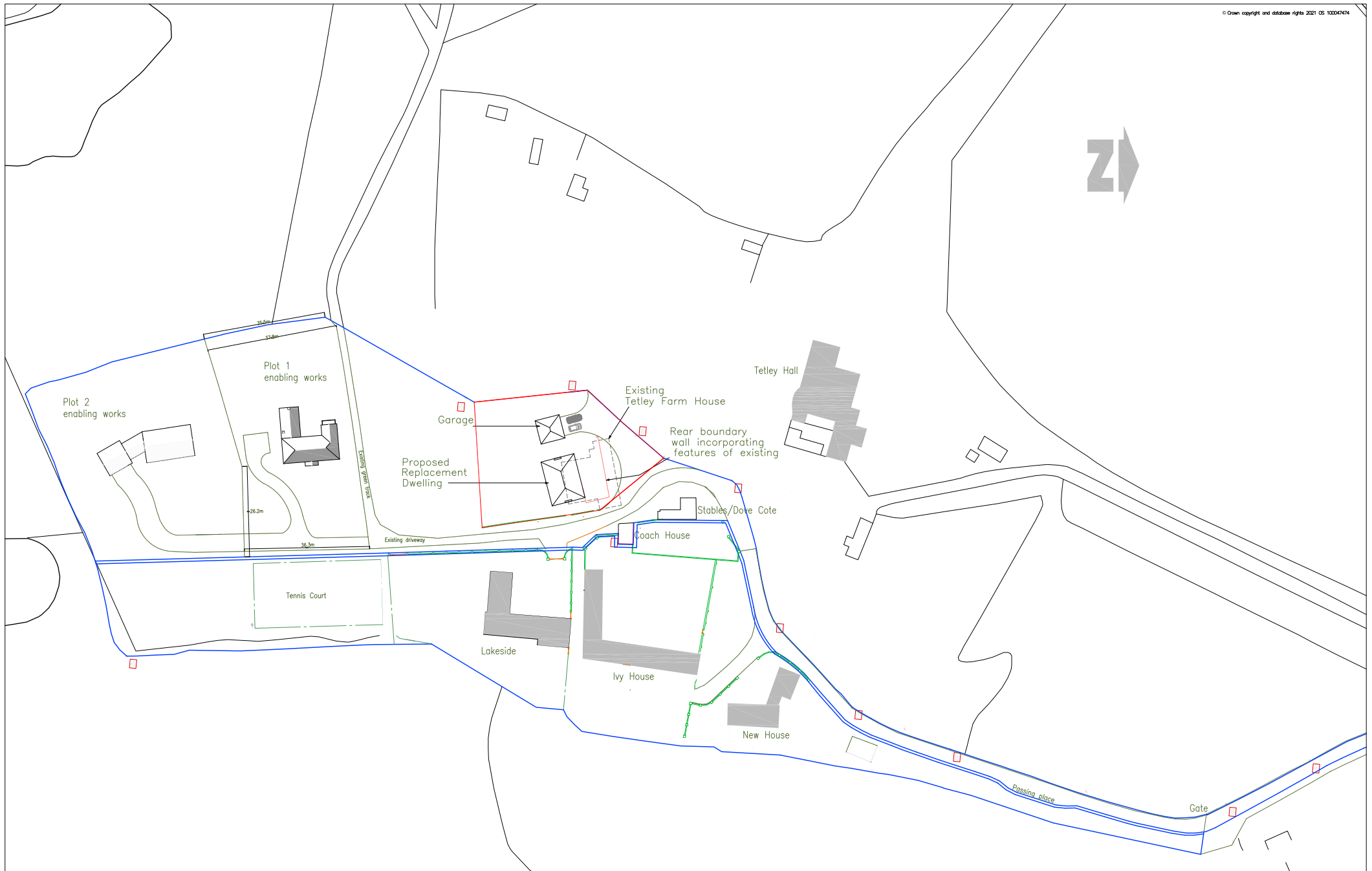
 Listed Buildings
 Development Boundary

North Lincolnshire Council

PA/2021/2053

PA/2021/2053 Proposed layout (not to scale)

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PROPOSED SITE PLAN
SCALE 1:500

TITLE Replacement Dwelling Tetley Farm House
TETLEY, CROWLE - DN17 4HY

SITE LAYOUT

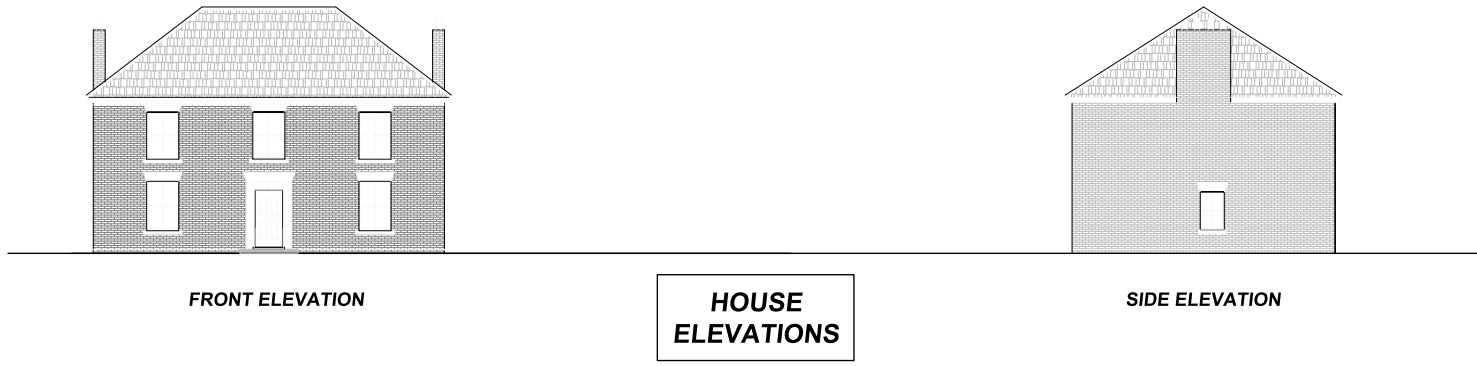
DRAWN BY CH	DATE NOV 2021
SCALE AS SHOWN	DRAWING No. 001

REV
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CENTRELINE
DESIGN CONSULTING LTD.

Telephone: 01724 410150
Mobile: 07834915720
Email: info@centrelinedesigns.co.uk
Website: www.centrelinedesigns.co.uk

PA/2021/2053 Proposed elevations (not to scale)



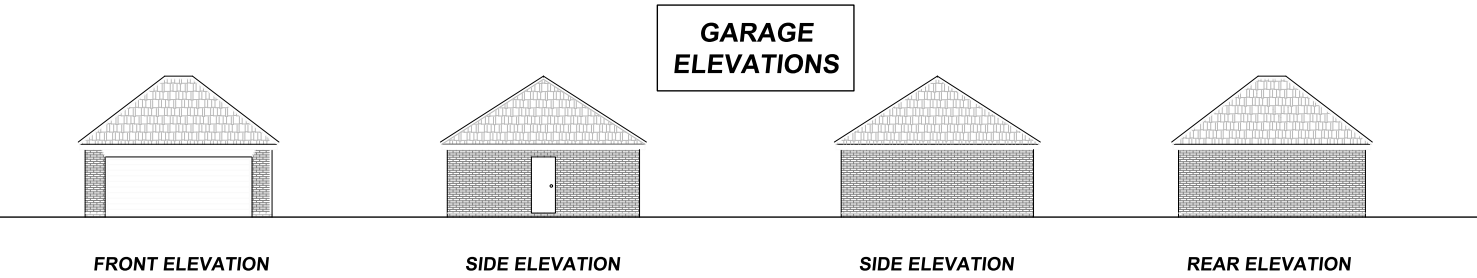
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



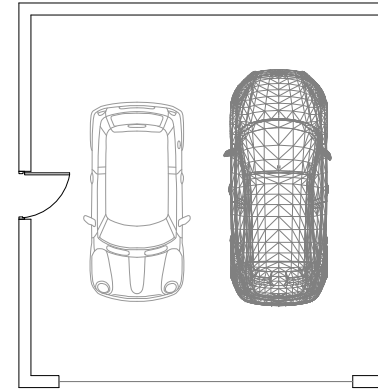
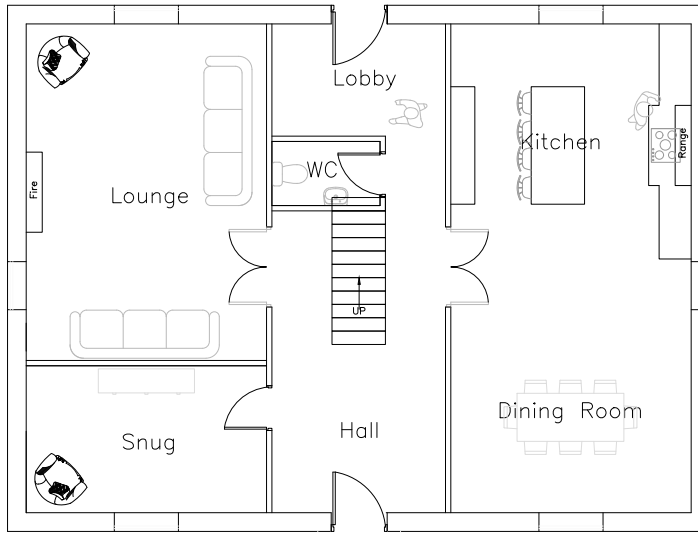
FRONT ELEVATION

SIDE ELEVATION

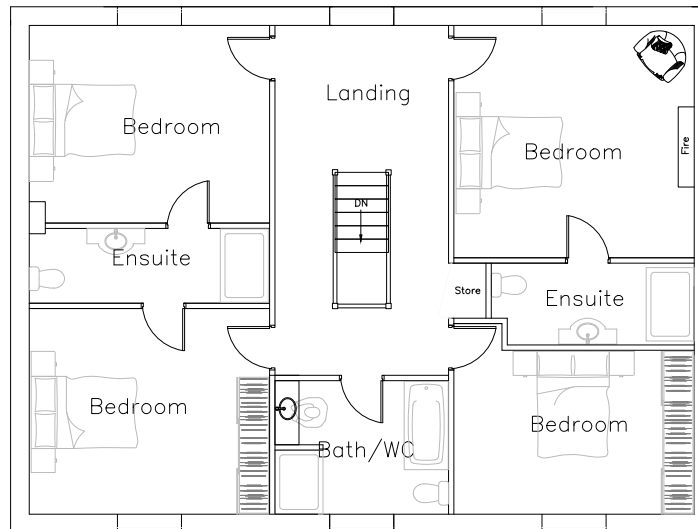
SIDE ELEVATION

REAR ELEVATION

PA/2021/2053 Proposed floor plans (not to scale)



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN