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## Appeal Decision

Site visit made on 9 December 2024

**by David M H Rose BA(Hons) MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 20 December 2024**

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### **Appeal Reference: APP/A3010/W/24/3347925**

### **Highfield House, 222 Carlton Road, Worksop, Nottinghamshire**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission.
  - The appeal is made by Rose & Co Homes against Bassetlaw District Council.
  - The application Reference is 23/01525/FUL.
  - The development proposed is 'Demolition of existing buildings; partial demolition, repair and alteration of existing building (Highfield House) to create 2no. dwellings; and erection of 9no. dwellings with landscaping, access and associated works'.
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### **Decision**

1. The appeal is allowed and planning permission is granted for 'Demolition of existing buildings; partial demolition, repair and alteration of existing building (Highfield House) to create 2no. dwellings; and erection of 9no. dwellings with landscaping, access and associated works' at Highfield House, 222 Carlton Road, Worksop, Nottinghamshire in accordance with the terms of the application, Reference 23/01525/FUL, subject to the conditions in the Schedule attached to this Decision.

### **Application for costs**

2. An application for costs was made by Rose & Co Homes against Bassetlaw District Council. This application is the subject of a separate Decision.

### **Preliminary Matter**

3. The appointed Inspector's name, in common with the Appellant company, is purely coincidental. The Inspector has no association or relationship with, or interest in, the Appellant Company.

### **Main Issues**

4. The main issues are:
    - (i). the effect of the proposal on the character or appearance of Mr Straw's Conservation Area, including the loss of two street trees, and on non-designated heritage assets (Highfield House and The Mount);
    - (ii). whether the proposals for plots 4 and 7 would have an unacceptable effect on the living conditions of neighbouring dwellings in Harstoft Avenue; and
    - (iii). whether financial contributions by means of a planning obligation are necessary.
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## Reasons

### Mr Straw's Conservation Area and non-designated heritage assets

5. The appeal site is located in Mr Straw's Conservation Area. It also contains the non-designated heritage asset of Highfield House and is adjoined by the non-designated heritage asset of The Mount and its Coach House.
6. With the exception of the modern buildings forming part of The North Nottinghamshire College to the south of The Mount, the Conservation Area is predominantly residential in character. The mid-1800s saw the development of villas set back from the street in spacious plots, often with secondary buildings to the side or rear, along the eastern side of Carlton Road.
7. The area extended progressively into the early twentieth century in mixed form, often semi-detached with modest frontages, along Blyth Road and into Highland Grove and Blyth Grove. Mr Straw's house in Blyth Grove, owned by The National Trust, dates from the 1920s. Many houses have an Arts and Crafts influence.
8. Despite the varied house types within the area, there is a common theme of red facing bricks, feature render, and mock Tudor embellishment. Roofs, other than those where re-roofing appears to have occurred, are either slate or plain clay tiles. Bay windows, some with heavy stone dressings, are prevalent in one form or another. Dormer windows appear from time to time and chimneys, often carefully detailed, are a further characteristic.
9. Whereas The Mount has a predominantly open frontage, the remaining plots to the north, including Highfield House, are largely concealed from the road by established landscaping. The highway verge across the appeal site frontage, extending just beyond the existing southern entrance to the appeal site, contains three street trees. There are other trees within the footway in front of the College.
10. Greenery along Blyth Road relies, almost without exception, on planting within front garden plots. Highland Grove has an avenue of street trees and Blyth Grove, far less formal than Highland Grove, owes its vegetation to road frontages.
11. The rear part of the appeal site, once in use by the College, is laid to hardstanding and occupied by a range of generally incongruous late twentieth century buildings, now unused. The original ancillary buildings have been lost. The villa grounds immediately to the north contain well-concealed back-plot development.
12. Highfield House is a well-preserved example of an 1860s Italianate suburban villa and is identified as a 'positive building' within the Conservation Area and is to be treated as a non-designated heritage asset. The Mount has been identified in the same way.
13. The Local Planning Authority raises no objections to the conversion of Highfield House to form two dwellings. I agree that its restoration and subdivision, including the removal of later extensions to the rear, would re-establish its former character and enhance this non-designated heritage asset.

14. Turning to the new build proposals, the Council endorses the three bungalows to the rear of Highfield House, plots 1 – 3, in terms of siting, design and external appearance. These would retain the primacy of the main house and reflect the local architectural characteristics.
15. In terms of the site layout for plots 4 – 9, this is criticised as being an overly suburban cul-de-sac. In this regard, the original rear garden spaces, buildings and setting have been lost to later development that has obscured the previous urban grain. To my mind, the proposed arrangement, in tight-knit 'U-shaped' form, would give the semblance of a courtyard composition which would not conflict with the heritage significance of the site.
16. The suggestion that the buildings would appear 'crammed into the site' does not bear substance as the spacings would reflect those of plots 1 - 3 which the Council sanctions. The return of the garage blocks to plots 4 and 7, and the allegation of a sprawling layout, should be seen as positive in terminating the arrangement to reinforce the courtyard principle by enclosure.
17. Looking at the scale of the proposed dwellings, which are decried as being excessively large, the overall height of the houses would be diminished by their first floor rooms being set partially above eaves level and within the roof form. Externally they would appear as one-and-a-half storeys. They would also have significantly lower slab levels than the bungalows and a more-or-less common ridge line. Given the substantial two storey height of Highfield House and The Mount, and the stature of The Coach House, I am content that the hierarchy of buildings would remain legible and unharmed.
18. Moving on to appearance and design, the Local Planning Authority appears to repeat criticism of an earlier scheme<sup>1</sup> in terms of '*various different designs, some of which are of poor/mixed pastiche*'. The reality is that the houses are now of a common theme in terms of design and appearance and, moreover, flow in more expressive form from the bungalows with the incorporation of local vernacular details. The overall presentation is one of unity and consistency.
19. I accept that there are some elements where criticism is justified in that the proposed chimneys, although essential, are tokenistic and require further attention to scale and design detailing. Garage doors should also reflect a more traditional ribbed pattern, for example resembling the vertically boarded doors which would likely have been prevalent on ancillary buildings. This would also go some way to minimising the impression of over-wide doors. These measures could be secured by a condition requiring further details. Overall, the proposal would achieve 'high quality design' in accordance with Policy ST33 of the Bassetlaw Local Plan, with particular reference to criteria c) and d).
20. In terms of built form, I consider that the proposal would preserve the primacy and significance of Highfield House and The Mount and enhance the character and appearance of the site and this part of the Conservation Area.
21. There is one further matter associated with the Conservation Area in relation to the two trees, one either side of the southern driveway, that are proposed for removal to facilitate improved access. Whilst the Authority is critical of the proposed access and circulation arrangements, preferring an 'in' and an 'out', I have to assess the proposal before me.

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<sup>1</sup> LPA reference 22/01225/FUL

22. The Conservation Area Appraisal and Management Plan states: *'The Conservation Area contains a large number of mature trees which contribute significantly to the character and appearance of the Conservation Area. Proposals for their on-going preservation and maintenance (including where appropriate, replacement and replanting) should be supported'*. The two trees in question are also identified as 'significant trees'.
23. Whilst the Appellant has sought to demonstrate the retention of the two trees, the Highway Authority requires their removal both in practical terms and in order to achieve an appropriate standard of visibility. The trees are London Plane, said to be 10 metres and 12 metres high respectively, and were planted in the footway verge when Carlton Road was widened.
24. Although identified as significant trees, their contribution to the street scene is limited. They are neither avenue trees nor trees of great stature. Trees along this stretch of Carlton Road, within highway limits, are sporadic and not a defining feature. Moreover, the verdant character along the eastern side of Carlton Road owes more to planting within the former villa plot boundaries.
25. Drawing together these threads, the return of Highfield House to domestic use, in the manner proposed, both internally and externally, would result in the enhancement of, and better reveal the significance of, the non-designated heritage asset. This is a significant benefit and consistent with Policy ST40(d) and Policy 41(4).<sup>2</sup>
26. The proposed new dwellings would, in overall form and composition, enhance the appearance of the site by the removal of incongruous and outworn buildings. In turn, the new dwellings, and related works within the site, would enhance the character and appearance of this part of the Conservation Area. There would be the added benefit of improving views into the site and better revealing the setting and surrounds of both Highfield House and The Mount. This also finds support in Policy ST40(d) and Policy 41(1).
27. The loss of two street trees, and their related contribution to amenity, biodiversity and adaptation to climate change, is inevitably a negative consideration and at odds with Policy ST39(1)(a). However, the effect would be limited and localised and result in 'less than substantial harm' to the significance of the Conservation Area. Some limited mitigation could be provided by the Appellant's offer to plant two replacement trees elsewhere along Carlton Road.

#### **Living Conditions – Harstoft Avenue**

28. Some 12 houses on the western side of Harstoft Avenue back on to the appeal site. The Local Planning Authority confines its concern to the relationship of the dwellings on plots 4 and 7 and the adjacent rear facing dwellings in Harstoft Avenue.
29. Although plots 4 and 7 would be built close to the rear garden boundaries of properties in Harstoft Avenue, and would be at a greater scale than existing structures within the site, the Appellant's Appeal Statement indicates that separation distances from one dwelling to another would be a minimum of 17.5 metres (No. 25 and plot 4) increasing to 23.6 metres (No. 33 and plot 7). The Authority's Statement confirms that the proposed dwellings would sit approximately 2.2 metres lower than the neighbouring gardens.

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<sup>2</sup> Inspector's note – not all policies are prefixed 'ST'

30. Given this overall relationship, and the one-and-a-half scale of the new dwellings, I am satisfied that the aspect and outlook from the relevant existing dwellings and their gardens would not be unduly dominated by the proposed development. Moreover, as the dwellings in Harstoft Avenue have a westerly orientation, the potential for material overshadowing would be limited and restricted to a small part of their gardens, farthest away from the houses, when the sun is low in the sky.
31. Whilst I recognise that residents in Harstoft Avenue have enjoyed a high degree of privacy, the separation distances between direct facing windows, and those arranged obliquely, are not untypical of an urban setting. In my opinion, the intervening space would be sufficiently generous so as to minimise intrusive overlooking of established houses and gardens.
32. Overall, the proposal would be in accordance with Policy 46(1)(a) of the Local Plan.

#### **Planning Obligation**

33. The Local Planning Authority's Statement, by reference to Policy ST56 of the Local Plan, requests that any permission be subject to securing financial contributions in lieu of public open space and for improvements to a bus stop on Carlton Road. The Appellant has confirmed a willingness to offer the required contributions by way of a section 106 Legal Agreement. However, no formal obligation has been provided.
34. Planning obligations should only be sought where they meet all of the following tests:
  - a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.
35. My attention has been drawn to a Delegated Report relating to the earlier scheme for the development of the site. £4,800 is required for the installation of a bus shelter at the bus stop by North Nottinghamshire College; and £6,644 for improvements to a play area off Wingfield Avenue, Worksop.
36. However, the Local Planning Authority has not explained how the need for these contributions arises from the proposed development; whether the monies would be directly related to the scheme; and how the sums sought have been calculated.<sup>3</sup> Its Appeal Statement adds further uncertainty by transposing the two contributions. Moreover, no explicit justification is established in Policy ST56 for the items identified and no supplementary planning document has been drawn to my attention.
37. Although I have noted Policy ST44(1)(c) and its requirement for schemes of 10 dwellings or more to contribute to maintaining 1 hectare of Local Nature Reserve per 1,000 people, to bring 95% of people within 1 kilometre of a Local Nature Reserve, the Local Planning Authority has not made any explicit reference to this and has not sought a contribution.

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<sup>3</sup> I have noted the section on Public Transport in the Delegated Report for Application 22/01225/FUL

38. Planning Practice Guidance explains that no payment of money can be positively required when granting planning permission; planning permission should not be granted subject to a positively worded condition that requires the Appellant to enter into a planning obligation; and a negatively worded condition limiting the development that can take place until a planning obligation has been entered into is unlikely to be appropriate in the majority of cases. The 'exceptional circumstances' provided for in the Guidance are not met here and, in any event, an obligation would not meet the three tests (a – c) outlined above.
39. Accordingly, I conclude that the financial contributions by means of a planning obligation have not been shown to be necessary.

### **Other Matters**

40. In terms of noise, dust and odours arising from work on site, mitigating measures can be secured through controls on hours of operation and observance of a Construction Environmental Management Plan. Although there would be some loss of vegetation, a landscaping scheme, designed to improve biodiversity and to secure replacement for trees lost, could also be secured by condition.
41. Survey evidence suggests that the buildings and trees within the site are unlikely to be used for hibernation, roosting or as a place of shelter for bats. No contrary evidence has been submitted. Residents also refer to flood risk. The relevant authorities raise no objections as the site is wholly within Flood Zone 1, least vulnerable to flooding, and details of site surface water arrangements have been provided to control surface water run-off.
42. I note the concerns about increased traffic and restricted access from the site. However, subject to the measures outlined earlier, the Highway Authority raises no objections. As to potential on-site contaminants, a detailed remediation strategy forms part of the appeal proposal consistent with Local Plan Policy 47.

### **The Planning Balance**

43. My key findings are that the proposal would see the return of Highfield House to domestic use, retaining and restoring its key features and removing inappropriate additions. The resultant enhancement of a non-designated heritage asset, and its contribution to the Conservation Area is to be regarded as a significant benefit.
44. The proposed dwellings would replace a mixture of poor quality buildings and structures that dominate the site. The development, in its overall composition, would safeguard the primacy of the two large frontage villas and reflect the defining architectural styles of the locality. As such, the scheme would enhance the character and appearance of the site, the setting of Highfield House and The Mount, and this part of the Conservation Area. Again, this is to be regarded as a significant benefit.
45. The loss of two street trees is inevitably a negative consideration. However, the effect would be limited and localised and result in 'less than substantial harm' to the significance of the Conservation Area. However, any harm is to be given considerable importance and weight.

46. Applying that, in the context of the benefits that would accrue as described above, and from wider benefits associated with house building, I conclude that the balance is heavily in favour of the proposal. As such, and in light of the statutory duty under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposed development would preserve the character and appearance of Mr Straw's Conservation Area as a whole.
47. I also conclude that the proposal would be in accordance with the development plan when read as a whole and there are no material considerations to outweigh this. The National Planning Policy Framework confirms that in such circumstances development proposals should be approved without delay. The presumption in favour of sustainable development therefore applies.

### **Conditions**

48. Turning to the conditions suggested by the Local Planning Authority, albeit it has not given any reasons to justify the conditions, the development is to commence within the statutory time period of three years. [Condition 1]
49. The requirement to carry out the development in accordance with the submitted details is for the avoidance of doubt and as set out in Appendix A to the Schedule of Conditions. [Condition 2]
50. In a development of this nature, it is critical that the quality of the approved development is not materially diminished between permission and completion as a result of ad hoc changes through the build process. In this regard, further details will be required of joinery, external materials, brick bonding, eaves and verge treatments, guttering and down pipes. The Appellant's Heritage Statement and Impact Assessment acknowledges that these elements will all need careful control and detailed drawings to ensure that they are traditional in form and appearance. [Conditions 3 - 5]
51. The Council seeks to withdraw permitted development rights for extensions and curtilage buildings, the preclusion of alterations to doors and windows, and exclusion of roof lights, dormer windows, and solar panels. However, it has not specified the relevant Classes necessary to provide precision. Nonetheless, I shall restrict that development otherwise permitted by Schedule 2, Part 1, Classes A, AA, B, C, D, E and Schedule 2, Part 14, Class A in order to retain the character and appearance of the scheme and to protect neighbouring living conditions. [Condition 6]
52. The requirement to restrict the occupation of the dwellings until the shared access has been improved, in the interests of highway safety, applies to plots 1 – 9 only, as the sub-division of Highfield House would be served by the northern and central accesses. [Condition 7]
53. There is no need to impose a condition requiring the submission of a Construction Method Statement in addition to a Construction Environmental Management Plan as the latter is secured by Condition 2 and includes the measures sought in the method statement. However, a condition is required to ensure that the plan is adhered to during site clearance, demolition and construction phases. The hours of work are also to be reduced to safeguard neighbouring amenity. These preclude works commencing before 08:00 hours Monday to Saturday and completion no later than 18:00 hours on weekdays and 13:00 hours on Saturday. The suggestion of 09:00 hours for commencement on Saturday is too restrictive. [Conditions 8 & 9]

54. The arrangements for refuse/recycling storage and collection are important public health and visual amenity considerations and I shall require a scheme to be agreed and implemented. [Condition 10]
55. In terms of drainage details, the submitted documents include a Surface and Foul Water Drainage Report. I note from the unsuccessful application which preceded the current proposal, there were no objections from either Severn Trent Water or the Lead Flood Authority. I shall amend the scope of the suggested condition, limited to requiring implementation and subsequent maintenance in accordance with the report. [Condition 11]
56. Consistent with the aim to improve biodiversity, a condition will be imposed to secure a scheme of enhancement including the provision of bird and bat boxes. [Condition 12]
57. Although the Landscape Layout Plan for the site indicates the various generic types of boundary treatment, insufficient details are provided and I note that the intention to erect a 3 metres high acoustic fence along the southern boundary has been superseded by later indication that a 1.8 metres acoustic barrier would suffice. The Appellant's Appendix F - Supporting Documents – Summary of Findings anticipates the imposition of a condition. [Condition 13]
58. In terms of site landscaping, although the proposal is supported by a Planting Plan, the Preliminary Ecological Appraisal indicates that plantings should comprise native species of high biodiversity value. On this basis, it is important that further details are submitted to ensure that this objective is achieved. [Condition 14]
59. Part of the appeal site is made ground. The Geoenvironmental Appraisal and Remediation Strategy acknowledges that the inclusion in varying proportions of brick, clinker and coal can produce elevated concentrations of certain toxic and phytotoxic contaminants.
60. Whilst the strategy provides a series of safeguarding measures, it is qualified in the terms: *'The above recommendations comprise a general outline of possible or likely works. A remediation strategy report should be produced and agreed with the regulatory authorities prior to development.'*
61. In turn, a Remediation Strategy forms part of the details before me with the proviso: *'No work should be undertaken until the Strategy is approved by the relevant regulators ..... Following the development works a validation report shall be prepared and submitted to the local authority for approval.'*
62. Although the Council has not suggested a condition, I shall remedy this deficiency to reflect the expectations of the reports (as confirmed in the Appellant's Appendix F) and to ensure the subsequent verification of the remediation measures undertaken in the interests of health and safety. [Conditions 15 & 16]
63. I also note from the Conservation Officer's comments that a condition is sought to retain the large north elevation stair window in Highfield House. Again not sought in the list of suggested conditions, I recognise that the submitted elevation drawing lacks clarity and carries the banner *'all windows to be replaced with wooden sliding sash .....'* It would be prudent to require clarification by condition to ensure historical authenticity. This is anticipated in the Appellant's Heritage Statement and Impact Assessment. [Condition 17]

- 64. The same document acknowledges the limitations of the submitted drawings. It points to the need for detailed drawings for the external works to Highfield House including the alterations to the south elevation of 'House 2' (Plot 11), and other important architectural elements, to ensure that the traditional and historic details are retained within the development. [Conditions 18 & 19]
- 65. Earlier in my Decision, I indicated the need to secure revised details of the proposed chimneys and garage doors to ensure that they are detailed appropriately to reflect the character and appearance of the Conservation Area. With regard to the provision of replacement trees in Carlton Road, the Appellant invites the imposition of a condition which I shall impose in terms of general amenity. [Conditions 20 & 21]
- 66. The application was accompanied by a fully detailed Travel Plan. Encouraging sustainable travel is an important consideration and a condition is necessary to ensure that the intended measures are fulfilled. [Condition 22]
- 67. Although the Appellant's Preliminary Ecological Appraisal indicates that impacts on foraging bats could be mitigated by avoiding artificial light splay on to boundary features, the later Bat Activity Survey Report recorded no evidence to suggest use of the site as a major commuting route or foraging ground. No formal mitigation is therefore required.

### **Conclusion**

- 68. For the reasons given above, the appeal is allowed and planning permission is granted.

*David MH Rose*

Inspector

## **Schedule of Conditions (1 – 22)**

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the Schedule of documents and drawings contained at Appendix A to this Schedule of conditions, unless otherwise provided for in any of the conditions set out below.
- 3) All external joinery, including windows and doors, shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors are installed. The development shall be carried out in accordance with the agreed details and the timber windows and doors shall be retained thereafter.
- 4) Before any construction occurs above damp proof course level, samples or detailed specifications of all external materials to be used on the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed materials.
- 5) Before any construction occurs above damp proof course level, the brick bonding to be used in the construction of the front elevation of the dwellings hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.
- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by virtue of Classes A, AA, B, C, D, and E of Part 1 of Schedule 2 and Class A of Part 14 of Schedule 2 to the Order shall be undertaken.<sup>4</sup>
- 7) None of the dwellings hereby permitted on Plots 1 – 9 inclusive shall be occupied until the shared private driveway, 2 metres wide footway, vehicle parking and turning area serving the development has been laid out, surfaced and drained in accordance with a scheme previously agreed in writing by the Local Planning Authority. The access, footway, parking and turning areas shall be retained in accordance with the agreed scheme for the life of the development. The vehicle parking and turning areas shall not be used for any purpose other than the turning and parking of vehicles.
- 8) The submitted Construction Environmental Management Plan (listed at Appendix A) shall be implemented in full throughout the site clearance,

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<sup>4</sup> Part 1: Class A - enlargement, improvement or other alteration of a dwellinghouse  
Part 1: Class AA - enlargement of a dwellinghouse by construction of additional storeys  
Part 1: Class B - additions etc to the roof of a dwellinghouse  
Part 1: Class C - other alterations to the roof of a dwellinghouse  
Part 1: Class D - porches  
Part 1: Class E - buildings etc incidental to the enjoyment of a dwellinghouse  
Part 14: Class A - installation or alteration etc of solar equipment on domestic premise

demolition and construction period except in relation to permitted hours of work as set out in condition 9 below.

- 9) Site clearance, demolition and construction works shall take place only between 08:00 hours and 18:00 hours Monday to Friday and 08:00 hours and 13:00 hours on Saturday and shall not take place at any time on Sundays or on Bank or Public Holidays.
- 10) None of the dwellings hereby permitted shall be occupied until a previously approved strategy for refuse/recycling storage and collection has been implemented and the arrangements shall be retained thereafter in perpetuity.
- 11) None of the dwellings hereby permitted shall be occupied until their respective foul and surface water drainage arrangements, as set out in Surface and Foul Water Drainage 3293/Rev/A/Dec 2023, have been provided. Thereafter the soakaway structures shall be maintained in accordance with the Maintenance Schedule for Soakaway Structures as provided for in the above report.
- 12) No development shall commence above damp proof course level until a scheme and timetable for the implementation of biodiversity enhancements, including the provision of bird and bat boxes within the development, has been submitted to and agreed in writing by the Local Planning Authority. The agreed biodiversity enhancements shall be completed and available in accordance with the agreed scheme and timetable.
- 13) Notwithstanding the submitted details in drawing number 103 Revision E (Landscape Layout) no development shall commence above damp proof course level until a scheme for the treatment of all the boundaries of the site, and a timetable for implementation, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and timetable.
- 14) Notwithstanding the planting proposals contained in drawing number 201 Revision D (Planting Plan), no development shall commence above damp proof course level until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be fully implemented within nine months of the date when the last dwelling on the site is first occupied. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of a size and species similar to those originally shown to be planted.
- 15) No development shall commence, including site clearance and demolition works, until a remediation strategy report has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented as approved. None of the dwellings shall be occupied before a verification report for all of the remediation works has been submitted to and approved in writing by the Local Planning Authority.
- 16) Any contamination that is found during the course of the development hereby permitted that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of

the site affected shall be suspended until a risk assessment has been carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found, the development, or relevant phase of development, shall not resume or continue until remediation and verification schemes have been carried out in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

- 17) Notwithstanding the details shown on drawing number CR-P10-P11-PE (Plot 10 & 11 Proposed Elevations) the stair window in the north elevation of Highfield House (Plot 10) shall be retained in situ and any necessary proposed repairs or renovation shall be the subject of a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to the occupation of the dwelling.
- 18) Notwithstanding the details shown on drawing number CR-P10-P11-PE (Plot 10 & 11 Proposed Elevations), detailed drawings of the masonry and joinery for the altered opening to the south elevation of Plot 11 (French windows) shall be submitted to and approved in writing by the Local Planning Authority and the alteration shall be implemented as approved prior to the occupation of this dwelling.
- 19) Notwithstanding the details shown on drawing number CR-P10-P11-PE (Plot 10 & 11 Proposed Elevations), detailed drawings of all replacement joinery, joinery repair, chimney repair and new brickwork to Highfield House shall be submitted to and approved in writing by the Local Planning Authority and the works shall be implemented as approved prior to the occupation of these dwellings.
- 20) Notwithstanding the submitted details, before any construction occurs above damp proof course level on Plots 1 - 9, details of chimneys and garage doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
- 21) None of the dwellings hereby approved shall be occupied before a scheme, including a timetable for implementation, for the replacement of the two highway trees in the vicinity of the southern access to the site has been submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented as approved.
- 22) The submitted Travel Plan (December 2023) shall be implemented, with the appointment of a Travel Plan Coordinator, within the three months preceding the first occupation of the development. It shall thereafter continue to be implemented (subject to formal monitoring and future updates) in accordance with the Monitoring and Evaluation Strategy set out in Section 8 of the Travel Plan.

### **End of Schedule**

## Appendix A

### Schedule of Documents referred to in Condition 2

| Document Title                                                                                      | Document Date |
|-----------------------------------------------------------------------------------------------------|---------------|
| Forms 1APP<br><b>ApplicationForm</b>                                                                | December 2023 |
| CIL Additional Information Form<br><b>Form_1_additional_information</b>                             | December 2023 |
| Arboricultural Implications Appraisal<br><b>The Mount 04 with TPP</b>                               | July 2022     |
| Tree Survey<br><b>Anderson Tree Care – Tree Survey</b>                                              | March 2021    |
| Tree Survey Covering Letter<br><b>The Mount 06</b>                                                  | December 2023 |
| Remediation Strategy<br><b>Report ref. C422/RS/Rev A</b>                                            | December 2023 |
| Geoenvironmental Appraisal<br><b>Report ref. C422/1/Rev A</b>                                       | December 2023 |
| Preliminary Investigation<br><b>Report ref. C422 Rev A</b>                                          | December 2023 |
| Noise Impact Assessment<br><b>Report ref. ADT 3159/ENIA</b>                                         | July 2022     |
| Travel Plan<br><b>Carlton Road TP Final Issue 1A</b>                                                | December 2023 |
| Highway Access Appraisal<br><b>Carlton Road HAA Final Issue 1A</b>                                  | December 2023 |
| Heritage Statement and Impact Assessment<br><b>20231122_424.064956.00001_222CarltonRoad_HIA_V2r</b> | December 2023 |
| Preliminary Ecological Appraisal<br><b>Report ref. SQ-1356</b>                                      | October 2023  |
| Bat Activity Report<br><b>Report ref. SQ-271</b>                                                    | July 2021     |
| Construction Environmental Management Plan<br><b>Construction Environmental Management Plan</b>     | December 2023 |
| Archaeological Evaluation<br><b>Report ref. R15024</b>                                              | June 2022     |
| Planning, Design and Access Statement<br><b>23_048_Carlton Road Resubmission_PDAS</b>               | December 2023 |
| Surface and Foul Water Drainage Report<br><b>Report ref. 3293 / Rev A / Dec 2023</b>                | December 2023 |

|                                                                                                             |               |
|-------------------------------------------------------------------------------------------------------------|---------------|
| Percolation Test Findings<br><b>Soakaway Report - Percolation Tests</b>                                     | February 2023 |
| Correspondence with NCC Highways                                                                            | December 2022 |
| Acoustic Fencing Specification Sheet<br><b>Jackson Fencing_12K Envirofence_Spec Sheet</b>                   | February 2022 |
| Acoustic Fencing Installation Guide<br><b>Jackson Fencing_Acoustic Tuning Fork Posts_Installation Guide</b> | February 2022 |
| Biodiversity Net Gain Report<br><b>Report ref. SQ-2061</b>                                                  | May 2024      |
| Bat Activity Survey Report<br><b>Report ref. SQ-1676</b>                                                    | June 2024     |

### Schedule of Drawings referred to in Condition 2

| Drawing Title                        | Drawing No     | Drawing Date  |
|--------------------------------------|----------------|---------------|
| Detailed Features                    | CR-DF          | October 2023  |
| Planting plan                        | 3836 - 201 - D | December 2023 |
| Landscaping Layout                   | 3836 - 103 - E | December 2023 |
| Existing Site Sections (1-5)         | CR-ESS1        | November 2023 |
| Existing Site Sections (1-6)         | CR-ESS2        | November 2023 |
| Proposed Site Sections (1-5)         | CR-PPS1        | November 2023 |
| Proposed Site Sections (1-6)         | CR-PPS2        | November 2023 |
| Proposed Site Sections Plots 7, 8, 9 | CR-PPS3        | November 2023 |
| Proposed Site Sections (1-4)         | CR-PSS4        | October 2023  |
| Existing Elevations                  | CR-EE          | October 2023  |
| Existing Floor Layouts               | CR-EFL         | October 2023  |
| Proposed Site Plan                   | CR-PSP         | October 2023  |
| Existing Site Plan                   | CR-ESP         | October 2023  |
| Location Plan                        | CR-LP          | December 2023 |
| Garage Elevations and Layouts        | CR-PP-GAR      | October 2023  |
| Plot 1 Floor Layouts and Elevations  | CR-P1-PP       | October 2023  |
| Plot 3 Floor Layouts and Elevations  | CR-P3-PP       | October 2023  |
| Plot 4 Floor Layouts and Elevations  | CR-P4-PP       | October 2023  |
| Plot 5 Floor Layouts and Elevations  | CR-P5-PP       | October 2023  |

|                                     |                |              |
|-------------------------------------|----------------|--------------|
| Plot 6 Floor Layouts and Elevations | CR-P6-PP       | October 2023 |
| Plot 7 Floor Layouts and Elevations | CR-P7-PP       | October 2023 |
| Plot 8 Floor Layouts and Elevations | CR-P8-PP       | October 2023 |
| Plot 9 Floor Layouts and Elevations | CR-P9-PP       | October 2023 |
| Plot 10 & 11 Proposed Elevations    | CR-P10-P11-PE  | October 2023 |
| Plot 10 & 11 Floor Layouts          | CR-P10-P11-PFL | October 2023 |
| Proposed Site Plan                  | CR-PSP         | October 2023 |