

Recommended conditions for planning application at Former Black Squirrel public house, Gernon Rd, Letchworth – ref 16/00410/1

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of 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 wholly in accordance with the details specified in the application and supporting, approved documents and plans, or with minor modifications of those details which have previously been agreed in writing by the Local Planning Authority as being not materially different from those thereby permitted.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

- 3 **Details and samples of materials to be used on all external elevations and the roof, including window and door details, rainwater goods and bracket details of the development, shall be submitted to and approved in writing by the Local Planning Authority, before the development is commenced. The approved materials shall be implemented on site.**

Reason: To ensure that the development will have an acceptable appearance, which does not detract from the appearance and character of the surrounding area.

- 4 **No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To prevent environmental and amenity problems arising from flooding.

- 5 **Prior to the commencement of the development hereby permitted, full details of secure cycle storage facilities of the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. Such works shall thereafter be carried out in complete accordance with the approved details prior to the first occupation of the development and thereafter retained and maintained for their intended purposes, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interests of promoting sustainable means of transport.

- 6 **Prior to the commencement of the development hereby permitted, full details of a scheme for landscaping including boundary treatments and means of enclosure of the site, shall be submitted to and approved in writing by the Local Planning Authority. Such works shall thereafter be carried out in complete accordance with the approved details and thereafter retained and maintained for their intended purposes, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interests of the visual amenity of the site and locality.

- 7 **Prior to the commencement of the development hereby permitted, full details of a scheme for biodiversity enhancements of the site, shall be submitted to and approved in writing by the Local Planning Authority. Such works shall thereafter be carried out in complete accordance with the approved details and thereafter retained and maintained for their intended purposes, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interests of enhanced biodiversity of the locality.

- 8 **Prior to the commencement of the development hereby permitted, a scheme designed to minimise the noise and disturbance caused by demolition and construction activities associated with this planning permission, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of construction and demolition waste storage and disposal. All demolition and construction shall thereafter be carried out in accordance with the approved details or particulars unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To protect the amenities enjoyed by nearby occupants, and to minimise the potential for dust and noise from inherently noisy plant and equipment.