

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE DCLG

Report of the Head of Planning, Building Control, Sport & Green Spaces

Address 116A HALLOWELL ROAD NORTHWOOD

Development: Details pursuant to conditions 3 (Materials), 6 (Sustainable Water Management), 8 (Noise), 10 (Ground Levels), 11 (Demolition/Tree Protection), 12 (Landscape Scheme) and 13 (Method Statement) of planning permission Ref: 45407/APP/2014/982 dated 13/10/2014 (Part two storey, part single storey 3-bed, detached dwelling house with associated parking and amenity space involving demolition of existing B1 building)

LBH Ref Nos: 45407/APP/2014/4309

Drawing Nos: CFSH Assessment
681/A1/BC09
681/A1/BC09 Rev. A
Location Plan (1:1250)
02113
681/A1/BC04
681/A1/BC10
Schedule of External Materials
Design and Method Statement
Arboricultural Impact Assessment (Ref. 7010011 1470)
Sustainable Water Management
Landscape Specification
Noise Exposure Assessment

Date of receipt: 05/12/2014 **Date(s) of Amendment(s):**

1. MAIN PLANNING CONSIDERATIONS

The application seeks to discharge details pursuant to conditions 3 (Materials) 6 (Sustainable Water Management) 8 (Noise) 10 (Ground Levels) 11 (Demolition/Tree Protection) 12 (Landscape Scheme) and 13 (Method Statement) of planning permission Ref: 45407/APP/2014/982 dated 13/10/2014.

Condition 3 - The material samples submitted by the applicant are considered suitable for this particular site and would not have an adverse impact on the appearance of the surrounding area.

Condition 6 - Floodwater Management Officer: No objection

Condition 8 - Environmental Protection Officer: No objection

Condition 10 - The information detailed on the submitted site plan relating to the proposed ground levels at the site is considered acceptable in terms of the impact they would have to the visual amenity of the surrounding area and therefore meets the requirements of the condition.

Condition 11 - Trees & Landscaping Officer: No objection

Condition 12 - Trees & Landscaping Officer: No objection

Condition 13 - The submitted method statement gives reference to detailed design and method statements for all of the foundations, basement and ground floor structures and any other structures that are to be built below ground level, in accordance with the requirements of the condition.

It is, therefore, proposed that conditions 3, 6, 8, 10, 11, 12 and 13 of permission Ref: 45407/APP/2014/982 be discharged.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

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