
Town and Country Planning Act 1990

PLANNING DECISION NOTICE

1 Details of the application

Reference: F/YR18/0268/VOC
Registered: 15 March 2018

Applicant: Mmes Boldero And Singh
Per:

Agent: Mr Nick Seaton
Anglia Building Consultants
Villeneuve
Basin Road
Outwell
Wisbech
Norfolk
PE14 8TQ

2 Address to which this permission relates

13 - 17 High Street Wisbech Cambridgeshire

3 Details of this decision

Permission is **GRANTED** to carry out the **Variation of condition 2 (parts 1 & 4 and details provided for parts 2, 3, 5 & 6) of planning permission F/YR17/0355/F (Change of use of first floor and second floor to 4 x flats (comprising of 3 x 1-bed flats and 1 x 2-bed maisonette), involving the erection of canopy and external stairs to the rear, and alterations to front facade and shops fronts) - to enable details for part 1 & 4 to be provided at a later date and provide details to satisfy parts 2, 3, 5 and 6 in accordance with the details set out below.**

4 Conditions

This permission is subject to the following conditions:

- 1 The development permitted shall be begun before the 15 June 2020.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Act 2004.

- 2 Prior to commencement of relevant part of the works to the first and second floor of the building the following fully scaled details shall be provided:
1. full drawn details (scale 1:10) including vertical and horizontal sections for all new windows (including glazing bar profiles) and doors;
 2. product/brochure information for the handrail at the rear of the building;

shall be submitted to an approved in writing by the Local Planning Authority and works shall then be undertaken in accordance with the approved details and thereafter retained and maintained in perpetuity.

Reason - To ensure the integrity of the building is not compromised and the character and appearance of the Conservation Area is preserved and enhanced in accordance with Policies LP16 and LP18 of the Fenland Local Plan 2014.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

- 3 Prior to commencement of works to the shop fronts the following fully scaled details shall be provided:
1. full drawn details (scale 1:10) including vertical and horizontal sections (including glazing bar profiles) for the new shop fronts;
 2. full details of all new fascia signage including materials;

shall be submitted to an approved in writing by the Local Planning Authority and works shall then be undertaken in accordance with the approved details and thereafter retained and maintained in perpetuity.

Reason - To ensure the integrity of the building is not compromised and the character and appearance of the Conservation Area is preserved and enhanced in accordance with Policies LP16 and LP18 of the Fenland Local Plan 2014.

Please note this condition needs to be discharged through the submission of a Discharge of Condition Application through the Local Planning Authority. Please read this condition carefully and ensure that you comply in full.

The additional information required by this condition is considered necessary to make the development acceptable in planning terms.

- 4 Prior to the first occupation of any of the flats hereby approved, the communal drying area and bin store shall be provided in accordance with approved plan No. 15-1401-6-A and thereafter retained and maintained in perpetuity.

Reason - To ensure an adequate level of residential amenity in accordance with Policy LP16 of the Fenland Local Plan 2014.

Please note this condition requires action prior to the occupation of the development. Please read this condition carefully and ensure that you comply in full.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans and documents

Reference	Title
	Application form
	Letter - Discharge of Conditions (parts 2, 3, 5 & 6)
H4977-04	Part Second Floor Plan & Roof Structure
H4977-05	Section A-A & Structural Details (revision A)
H4977-06	Section B-B (revision A)
H4977-07	Section C-C & Structural Details
15-1401-7	Proposed first and second floor plans (revision E)
15-1401-8	Proposed elevations (revision D)
15-1401-3A	Existing ground floor plan - submitted under F/YR17/0355/F
15-1401-4	Existing first and second floor plans - submitted under F/YR17/0355/F
15-1401-1	Location plan - submitted under F/YR17/0355/F
15-1401-2	Site plan - submitted under F/YR17/0355/F
15-1401-6A	Proposed ground floor plan - submitted under F/YR17/0355/F

Reason - For the avoidance of doubt and in the interest of proper planning.

5 Informatives

The following points are also relevant to this permission:

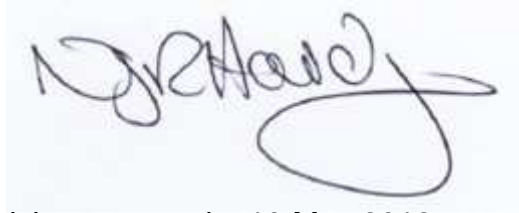
- 1 The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.
- 2 You are reminded that this project may require approval under Building Regulations prior to work commencing. It is recommended that you make enquiries in this respect direct to CNC working in partnership with the Local Authority Building Control Team (0808 1685041 or E-mail: enquiries.kl@cncbuildingcontrol.gov.uk).

- 3 For monitoring purposes the development is considered to be in or adjacent to the settlement as set down in Policies LP4, LP6 and LP12 of the Fenland Local Plan 2014.

6 Authorisation

Authorised by: Nick Harding
Head of Planning

Signature:

A handwritten signature in black ink, appearing to read 'Nick Harding', is written over a light blue rectangular background.

Date the decision was made: 10 May 2018

Fenland District Council
Development Services
County Road
March
Cambridgeshire
PE15 8NQ

Phone: 01354 654321

E-mail: planning@fenland.gov.uk

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under the provisions of the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you want to appeal, then you must do so within **6 months** of the date of this notice, using a form which you can get from the Planning Inspectorate at Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, by contacting the customer support team on 0303 444 5000 or online <https://www.gov.uk/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission or consent or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission or listed building consent or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a Purchase Notice on the District Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

Compensations

In certain circumstances compensation may be claimed from the local planning authority if permission or consent is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.