



Development Management, Civic Offices, New Road,
Grays, Essex, RM17 6SL

TOWN AND COUNTRY PLANNING ACT 1990
(as amended) Town and Country Planning
(Development Management Procedure) (England) Order 2010

Applicant: Mrs P Davies
Agent: Sue Bell
Sue Bell Planning Consultant
Ropers Hall
9 Lodge Road
Writtle
Chelmsford
CM1 3HY
United Kingdom

Application Ref: 21/00124/FUL
Date Accepted: 1st February 2021

Date of Decision: 14th May 2021

Grant of Full Planning Permission

Development at: The Stables Chadwell Hill Chadwell St Mary Essex RM16 4DL

Proposal: Conversion of an office building to a dwelling with addition of two front dormers and changes to fenestration

Planning permission is granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:

TIME LIMIT

- 1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission

Reason: In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

PLANS

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Number(s):		
Reference	Name	Received
2020-411-002	Existing Site & Location Plan	1 February 2021
2020-411-003	Proposed Site & Location Plan	26 January 2021
2020-411-010	Existing Plans & Elevations	1 February 2021
2020-411-011	Proposed Floor Plans	26 January 2021
2020-411-012	Proposed Elevations	26 January 2021

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

MATERIALS TO MATCH

- 3 The materials to be used on the external surfaces of the development hereby approved shall match those used on the external finishes of the existing building.

Reason: In the interests of visual amenity and to ensure that the proposed development is integrated with its surroundings in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

- 4 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, D, E or F of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no extensions shall be erected to the buildings hereby permitted or outbuildings constructed within the curtilage of each dwelling without planning permission having been obtained from the local planning authority.

Reason: In order to safeguard the openness of the Green Belt and in the interests of the character of the area in accordance with policies PMD2, PMD6 and CSTP22 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015] and chapter 13 of the National Planning Policy Framework 2019.

LANDSCAPING SCHEME

- 5 No development above ground level shall take place until there has been submitted to, and approved in writing by, the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, and a programme of maintenance. All planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding season following commencement of the development [or such other period as may be agreed in writing by the local planning authority] and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the proposed development is satisfactorily integrated with its immediate surroundings and provides for landscaping as required by policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

DETAILS OF BOUNDARY SCREENING

- 6 No occupation shall take place until details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers have been submitted to and approved in writing by the local planning authority. The screening as approved shall be completed prior to the first use/occupation of the development and shall be retained and maintained as such thereafter.

Reason: In the interests of the visual amenity of the area and to ensure that the proposed development, in the Green Belt, does not have a detrimental effect on the

environment as required by policies PMD1, PMD2 and PMD6 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

REMOVAL OF EXISTING OUTBUILDING

- 7 No operational development to facilitate the approved use shall be undertaken until the existing outbuildings on the site, as show on Plan reference 2020-411-003 have been demolished and the resulting material removed from the site.

Reason: The development has only been approved on the basis that the development hereby approved is a replacement of volume and mass of built form in the Green Belt in accordance with policy PMD6 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

FLOOD WARNING AND EVACUATION PLAN [FWEP] - DETAILS TO BE PROVIDED

- 8 Prior to the first use of the building hereby approved a Flood Warning and Evacuation Plan [FWEP] for the development shall be submitted to and approved in writing by the local planning authority. The approved measures within the Flood Warning and Evacuation Plan [FWEP] shall be implemented, shall be made available for inspection by all users of the site and shall be displayed in a visible location all times thereafter.

Reason: To ensure that adequate flood warning and evacuation measures are available for all users of the development in accordance with policy PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Reasons for Granting Consent:

In granting consent the Council has taken into account all relevant planning considerations and matters arising from comments from statutory consultees and public representations.

Policies that were taken into consideration when determining this application:

NPPF - National Planning Policy Framework
CSSP4 - Sustainable Green Belt
CSTP22 - Thurrock Design
CSTP23 - Thurrock Character and Distinctiveness
CSTP27 - Management and Reduction of Flood Risk
PMD1 - Minimising Pollution and Impacts on Amenity
PMD2 - Design and Layout
PMD8 - Parking Standards
PMD15 - Flood Risk Assessment





Assistant Director Planning,
Transport And Public Protection

Date: 14th May 2021

Informative(s):-

- 1 Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 2 The Public Right of Way 117 pedestrian access must remain freely available at all times via the main entrance point leading to and from Chadwell Hill.

Important Information

1. This notice relates only to the requirements for planning permission under the Town and Country Planning Act 1990 (as amended). You may require consent from other statutory regulators before commencing with this development. **In particular you may require permission under the Building regulations. You must therefore contact the Building Control Division at this Council as soon as possible**
2. The applicant is reminded that under the Wildlife and Countryside Act 1981 (section 1) it is an offence to take, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. Any trees and scrub present on the application site should be assumed to contain nesting birds between the above dates unless survey has shown it is absolutely certain that nesting birds are not present. The RSPB publish a booklet "Wild Bird and the Law". English Nature also produce Guidance Notes relating to Local Planning and Wildlife Law – both of which are useful.

BUILDING CONTROL

You have been granted Planning permission for your project, but what next?

You may need to complete your project in line with the Building Regulations. Building control is the process which checks that this is carried out and that your finished project is safe, sound and energy efficient.

Who needs building control and why?

We will work with you to ensure you meet regulations and on completion of works, we will issue a completion certificate which you will need when you come to sell your home. If you are not sure if you need Building Regulations approval then please contact us on the details below.

Website: <https://www.thurrock.gov.uk/buildingcontrol>

E-mail: Building.control@Thurrock.gov.uk

Phone: 01375 652655