Our Ref: 22/00774/CLP
Contact: Joe Gannon
Tel: 01236 632500
E-mail: Planningenquiry@northlan.gov.uk
Date: 24 June 2022

NORTH LANARKSHIRE COUNCIL
COMHAIRLE SIORRACHD LANNRAIG A TUATH

Enterprise And Communities
Lorna Bowden
Planning And Place Manager
Ground Floor Civic Centre
Windmillhill Street
Motherwell ML1 1AB

Mr Garry Reilly

c/o Peter Jarvie

32 Inchnock Avenue
Gartcosh
Glasgow
Scotland
G69 8EA

Dear Sir/Madam,

Proposal: Garage conversion to habitable room
Address: 20 Springhead Avenue, Cumbernauld, North Lanarkshire, G68 9GY

I refer to your application received on 23 June 2022.

Sometimes we need to change the description of work because parts of the proposals do not need permission. If you don't agree with any changes we have made, please email us as soon as possible.

If you are submitting any further information relating to this application, such as revised plans, photographs, supporting reports and information relating to planning conditions, please do so via the eplanning portal at http://ePlanning.scot using the post submission form.

You can contact the case officer Joe Gannon by email at

What happens next?

- Your application should be determined by 23 August 2022, unless we have agreed an extended decision date with you in writing.
- For planning applications, your neighbours will be notified.
- We will contact you if we need any further information or if we can suggest any improvements to your proposals.
- For planning applications, a site inspection will normally be carried out within 10 days of your application being made valid. You will not normally be contacted, as you don't need to be there. However, if you are there our officer will introduce themselves and will show you formal identification.
- If we don't meet the time scales to process your application, you can appeal. Any appeal must be submitted within three months of the agreed date on which the decision was due and must be submitted on a form which is available from www.northlanarkshire.gov.uk/planning-and-building/planning-applications/appeal-against-our-decision.
- How to appeal is set out in the attached guidance notes.

We may copy the plans you have submitted for the benefit of consultees or other affected parties.

A receipt for any fee submitted with your application is attached to this letter.

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Yours faithfully,

Lorna Bowden
Planning And Place Manager

Explanatory Notes

These notes have been prepared to help you understand the process the application will follow, depending on the decision level. Under the Planning etc (Scotland) Act 2006 there are four common levels of classification and determination for applications. These are Local Development application determined under delegated powers, Local Development application determined by committee and Major Development applications determined by Committee and Major Development applications determined by the full Council. The accompanying letter clarifies what classification and anticipated determination level has been given to your application.

Decisions made under Delegated Powers
A decision for a 'Local' application may be taken by officials under delegated powers. This will depend upon the nature and size of the proposal. The council's Scheme of Delegation can be found on our website: www.northlanarkshire.gov.uk

Where applications are determined under the scheme of delegation, any appeal will be considered by the council's Local Review Body. An appeal must be made on a 'Notice of Review' form which is available from our website. This must be submitted to the council's Corporate Services Department, Civic Centre, Motherwell within three months of the decision date of the application.

If a delegated application has not been determined within two months and there has been no formal agreement to an extended processing period then an appeal can be made to the Local Review Body. Such appeals must be submitted, to NLC's Corporate Services (as above) within three months of the date on which it has been agreed a decision was due from the council.

Local Review Body
The Local Review Body is made up of local Councillors. It is anticipated that applications going before the Local Review Body can will mainly be dealt with through consideration of the issues raised in the submitted Notice of Review, the Decision Notice, the Report of Handling (of the application) and background documents submitted with the application. It is, however, at the discretion of the Local Review Body to seek further information through written submissions, and/or a hearing.

Decisions by Committee
In regards to Major and Local (Committee) applications, determination of the decision will be taken by the Planning Committee. An appeal against a refusal, planning conditions or the failure to reach a decision within the statutory or otherwise formally agreed timescale can be made to the Scottish Government via The Directorate for Planning and Environmental Appeals, 4 The Courtyard, Callendar Business Park, Falkirk FK1 1XR (Tel: 01324 696400)

Requests for Hearings
Please note that applicants or those making representations with regards to an application can request that they be heard in person by the Committee. Should you wish to make such a request please do so in writing to the address on the covering letter specifying the reasons for your request**.**

Only applications being decided by Committee can be subject to a hearing and requests which are not on legitimate planning grounds will not be taken into account.

NORTH LANARKSHIRE COUNCIL

Enterprise and Communities

Lorna Bowden, Planning and Place Manager
Northern Area Office, Fleming House, 2 Tryst Road, Cumbernauld G67 1JW

VAT REG. NO. 659 282 009

This is an official receipt for Planning Application Reference: 22/00774/CLP
Please retain for your records.

Date: 22nd June 2022
The sum of: £150
being: Planning Application Fee
Receiving Officer:

Received from:
Payment Method: Credit/Debit Card Fee
Receipt Reference:

Site Address:

20 Springhead Avenue Cumbernauld North Lanarkshire G68 9GY