



Council Offices, Desford Road, Narborough, Leicester, LE19 2EP

**NOTICE OF DECISION ON PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990**

PLANNING PERMISSION

Name and Address of Applicant

Mr And Mrs G Mesias
The Thatched Cottage
6 Brook Street
Huncote
Leicestershire
LE9 3AB

Name and Address of Agent

Mr David Harding
DH Design
14 Piers Road
Glenfield
Leicester
LE3 8BN

Part -1 Particulars of Application

Date of Application 31 May 2022

Application No. **22/0310/HH**

Particulars and Location of Development

Demolition of existing garage and erection of new building to provide gym and mezzanine storage area and re-siting of existing greenhouse

The Thatched Cottage 6 Brook Street Huncote Leicestershire

Part -2 Particulars of Decision


In pursuance of its powers under the Town and Country Planning Act 1990, the Blaby District Council **GRANTS** planning permission for the carrying out of the development referred to in PART -1 hereto in accordance with the application and plans submitted, subject to the following conditions;

Conditions attached to the planning permission and reasons for those conditions are :-

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The Development hereby approved shall be built in strict accordance with the following approved plans;
Existing and proposed plans and elevations GM/2022/1C
Site Plan 1:500

Date: 15 July 2022
22/0310/HH


Proper Officer of the Council



- 3 No above ground construction shall take place until full details and specifications, including the proposed finished colour, of the materials to be used for the external walls, roof, veranda, windows and doors of the gym and storage building have been submitted to and agreed in writing by the District Planning Authority. The development shall be carried out in accordance with the approved details.

REASONS

- 1 To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made.
- 2 For the avoidance of doubt.
- 3 To ensure that the District Planning Authority can exercise proper control over the materials used and the appearance of the building when completed, in the interest of visual amenity.

NOTES TO APPLICANT

1. Barns, other farm buildings, outhouses, lofts, roof spaces and trees are often used by bats, owls and nesting birds for roosting and nesting. Nesting birds and bats, their roosts and their access to these roosts are protected by Law under the Wildlife and Countryside Act 1981 (with amendments).

When work is to be carried out on a built structure we recommend that the structure is visited and inspected for the presence of bats and birds by a trained operative before development is commenced.

Should bats, owls or nesting birds be discovered in the structure concerned in the application, Natural England must be informed immediately and no works permitted until any necessary mitigation measures have been put in place.

2. This grant of planning permission does not authorise any development outside the application site including any foundation, footings, fascias, eaves, soffits, verges or guttering.
3. If the plans approved involve the carrying out of building work along or close to the boundary, you are advised that under the Party Wall Act 1996 you have a duty to give notice to the adjoining owner of your intentions before commencing this work.
4. The development hereby permitted must be carried out in complete accordance with the approved plans. If changes are made to the approved scheme, whether INTERNALLY or EXTERNALLY, the development will not be in accordance with this grant of planning permission, it therefore would not benefit from planning permission



and may result in enforcement action.

5. As the approved building is within the curtilage of The Thatched Cottage, a Grade II Listed Building, the applicant is advised that planning permission is needed for any future maintenance, improvement or other alterations to the building, including insertion of new or changes to permitted window and door openings.

SUMMARY OF REASONS FOR RECOMMENDATION AND RELEVANT DEVELOPMENT PLAN POLICIES

- 1 The District Planning Authority has reached its decision taking into account the advice contained within paragraph 38 of the National Planning Policy Framework and, where possible, has worked proactively with the applicants to seek solutions to problems arising in relation to dealing with the planning application.

Mr And Mrs G Mesias

Date: 15 July 2022
My Ref: Development Monitoring
Contact: Planning Enforcement Team
Tel No: 0116 272 7521
Email: planning.enforcement@blaby.gov.uk

Dear Sir/Madam

Development Monitoring

The enclosed planning permission has been granted and is subject to all the planning conditions attached to and forming part of the planning permission. Failure to comply with these conditions will be a breach of planning control which may result in your development being unauthorised and subject to enforcement and/or legal action.

Therefore you should ensure that you notify the Planning Enforcement Section at least 4 weeks prior to commencement of the development to ensure that all pre-commencement conditions have been discharged and complied with. Please contact me using the details at the top of this communication.

It should also be noted that the site will be monitored to ensure:-

- (a) compliance with all conditions attached to the planning permission and;
- (b) the development is carried out in accordance with the approved plans.

I look forward to your co-operation with this matter however, if you require any further information or assistance please do not hesitate to contact me.

Yours faithfully

Planning Enforcement Team