

NNDC Ref: PU/21/1934
Date: 30th November 2021

Registered: 19th July 2021

Mr Jonathan Doughty
Mulberry Holdings Ltd
Office Building
Barons Hall Farm
Barons Hall Lane
Fakenham
NR21 8HB

DECISION NOTICE

The Town and Country Planning (General Permitted Development) (England) Order 2015

Proposal: Change of use of an agricultural building to 1 dwellinghouse, and building operations reasonably necessary for the conversion

Location: Abbey Farm, Alby Common, Alby, Norfolk, NR11 7HG

Applicant:

North Norfolk District Council, in pursuance of powers under the above mentioned Act hereby confirm that **prior approval is given** and the development may proceed as proposed.

- 1) The development hereby approved must be completed within a period of 3 years starting with the date of this prior approval.

Reason:

To comply with Condition Q.2-(3) of Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

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

Drawing no. JD2.7-00011 submitted on 29/11/21

Drawing no. D2.1-0006 submitted on 25/11/21

Preliminary Ecological Appraisal by Philip Parker Associates Ltd (ref: P2021- 74 R1 Final) dated 22 November 2021

Reason:

For the avoidance of doubt

- 3) The development hereby approved shall be carried out in strict accordance with the protected species mitigation and enhancement measures outlined in Section 7 of the Preliminary Ecological Assessment by Philip Parker Associates Ltd (ref: P2021- 74 R1 Final) dated 22 November 2022 unless otherwise approved in writing. The specific details of all of the mitigation and enhancement measures identified in Section 7 of the report, shall be submitted to and approved in writing by the Local Planning Authority

prior to installation. The boxes shall then be erected according to the approved details and thereafter maintained in a suitable condition to serve the intended purpose.

Reason:

In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy and paragraph 180 of the National Planning Policy Framework, and for the undertaking of the council's statutory function under the Natural Environment and Rural Communities Act (2006).

- 4) Prior to the first occupation of the development hereby permitted, space within the site to enable two cars to park, turn and re-enter the highway in forward gear shall have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. This area shall be levelled, surfaced, drained and be retained thereafter available for that specific use.

Reason:

To ensure the permanent availability of the parking and /manoeuvring areas, in the interests of highway safety, in accordance with Policy CT 6 of the adopted North Norfolk Core Strategy.

- 5) No external lighting shall be installed within the site or on the building other than in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority

Reason:

To ensure that excessive light spill in the countryside is avoided and to avoid any adverse impacts on nocturnal protected and priority species in accordance with Policies EN 9 and EN 13 of the adopted North Norfolk Core Strategy.

- 6) Any materials used in the making good of external surfaces of the existing building shall match those of the existing surface materials in respect of materials used, bond, and pointing mortar.

Reason:

To ensure the satisfactory appearance of the development in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

- 7) Before installation a 1:10 scaled drawing, including a section, of all new windows and external doors with details of materials and colour finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained thereafter in accordance with the approved details.

Reason:

To ensure the satisfactory appearance of the development in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

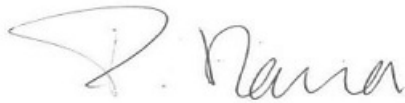
Notes and Informatives to Applicant:

- 1) The applicant/developer is advised that once the development hereby permitted becomes operational and if the development adopts the on-site private water supply then the category of the Private Water Supply used will change and more frequent

sampling will be required under the Private Water Supplies Regulations 1991. In this respect the District Council's Environmental Protection Team should be contacted (01263 516085) prior to completion, for further details and to arrange for the water to be sampled.

- 2) In the event of any contamination becoming evident (from storage of oil/fuel/agrochemicals, disposal pits etc.) the applicant/developer is advised to halt works and seek advice from the District Council's Environmental Protection Team (telephone 01263 516085).

Decision Date: 30 November 2021

A handwritten signature in black ink, appearing to read 'P. Rowson', written in a cursive style.

Mr Phillip Rowson
Head of Planning

Acting under Delegated Authority
On Behalf of the Council.