



UTTLESFORD DISTRICT COUNCIL

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Dated: 15 February 2024

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Application Number: UTT/23/2729/FUL

Applicant: Mr Andy Dungvan Tran

Uttlesford District Council **Grants Permission** for:

Proposed change of use to include Class E and Sui Generis (for use as a nail bar). at 27 High Street Saffron Walden Essex CB10 1AT

The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
LOCATION PLAN	Location Plan	06/11/2023
Useage Plan	Floor Plan (proposed)	17/12/2024

Permission is granted with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
SW4 - Parking on new developments	Saffron Walden Neighbourhood Plan	
SW7 - Shopfront design	Saffron Walden Neighbourhood Plan	
National Planning Policy Framework December 2023		
S1 - Settlement Boundaries for the Main Urban Areas	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN1 - Access	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN4 - Good Neighbours	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV1 - Design of development within Conservation Areas	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
RS1 - Access to Retailing and Services	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
RS2 - Town and local centre	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
SW3 - Design	Saffron Walden Neighbourhood Plan	

Notes:

- 1 Building in Accordance with the Plans

Planning permissions are given on the basis of the details submitted. If you plan to make any changes whatsoever to deviate from the approved plans then you are strongly advised to liaise with Uttlesford District Council Planning Services prior to undertaking any works.

You may require a new planning application or a variation to your existing permission. Failure to construct in accordance with the plans could lead to potential Enforcement Action.

Requirement to Comply With Your Conditions

Please read all of your conditions carefully. All of your conditions must be complied with. Failure to comply in full with a planning condition placed upon your permission may result in potential Enforcement Action. Planning conditions require certain things to be done at certain times, often prior to the commencement of any works. If you are in any doubt as to the requirements of your conditions please liaise with Uttlesford District Council Planning Services.

Building Regulations

Did you know that this permission may require Building Regulations approval? For further information please contact the building control team on 01799 510510, or by emailing building@uttlesford.gov.uk or by visiting our website www.uttlesford.gov.uk/buildingcontrol

Rights of Way

The applicant is reminded that the grant of planning permission does not entitle them to obstruct a Right of Way. If it is necessary to stop up or divert a footpath or bridleway in order to enable the development to be carried out, they should, on the receipt of planning permission, apply without delay to the Local Planning Authority for an order under section 257 of the Town and Country Planning Act 1990. In the case of any other right of way, application should be made to the Secretary of State for an order under section 247 of the Act. In either case development shall not be started until a decision has been taken on the application.

Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land, or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonable beneficial use in its existing state, nor can they 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 Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990, or section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as appropriate.

You are advised to seek professional advice before embarking on the serving of a purchase notice.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused, or granted subject to conditions, by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

2 Change Of Use

Although approval has been granted for change of use or the addition of a use class to the existing class, the applicant's attention is drawn to the details of said approval. Approval is not automatically granted for facilities and equipment required for such use.

Approval of an application for change of use class or the addition of a class to the existing does not imply listed building consent or advertising consent has been granted.

Where an application does not provide details of alterations to a listed building this will not be assessed and will not form part of the approval. Listed building consent maybe required under a separate application.

Where an application for change of use is not accompanied by an application for advertising consent, this must be addressed under a separate application.

Where an application for change of use or the addition of a class to the existing has been submitted and approved, this consent will not include for example, approval of mechanical ventilation systems that may be needed for such use if details have not been submitted as part of the application and would be subject to Environmental Health assessment and / or conditions.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Dean Hermitage
Strategic Director of Planning