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20 June 2022

**TOWN AND COUNTRY PLANNING ACT 1990 Town and Country Planning (Development Management Procedure) Order 2010 PLANNING DECISION NOTICE**

**Case Reference      EPF/0261/22**

**Site Address**

**Proposal                      Proposed single storey rear extension.**

In pursuance of the powers exercised by the Local Planning Authority this Council do hereby give notice of their decision to **GRANT PERMISSION** for the development described above, subject to compliance with the conditions listed below.

**Signed**



N. Richardson  
Planning Service Director

**Conditions: (4)**

- 1 Time Limit
- 2 Plan Numbers
- 3 Matching Materials
- 4 Balconies



## **Informatives: (1)**

### 5 Application Approved Informative

#### **It is important that you read and understand all the following:**

##### **a Limitation of Permission**

This decision is for planning purposes only and for no other purpose including Building Regulations. Separate approval may be required for these works.

Applicants must satisfy themselves that all further consents have been obtained including, where appropriate, those affecting protected trees and Public Rights-of-Way.

Applications relating to Council-owned or former Council-owned dwellings must meet the requirements of covenants of their lease or deeds by obtaining consent for any works from the Communities Directorate.

Applicants are advised not to store building materials on the highway and not to damage highway verges, so please avoid parking construction vehicles and machinery on verges. If any damage occurs, the Council will require verges to be restored at the applicant's expense. Please be aware that highway damage is easily reported through the Council's website and will be investigated by Essex County Council officers.

##### **b The Council's recommended hours of construction work**

7.30am – 6.30pm Monday to Friday

8.00am – 1.00pm Saturday

No noisy work on Sundays and Bank/Public Holidays

##### **c Sustainable Drainage Systems**

The Council encourages all developers to follow the principles of Sustainable Drainage Systems (SuDS) in designing facilities for the handling of rainwater run-off. Furthermore,

if storm drainage discharges to an existing ditch or watercourse and/or if any works are to take place to, or within 8 metres of, any open or piped watercourse, then Land Drainage Consent is required from the Council under its byelaws.

##### **d Appeals to the Secretary of State**

If you are aggrieved by the decision of your Local Planning Authority to grant permission subject to conditions you may wish to consider making an appeal.

Details of how to appeal can be found at  
<https://www.gov.uk/government/publications/planning-appeals-procedural-guide>

**e Purchase Notices**

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 he can neither put the land to a reasonably beneficial use in its existing state nor can he 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 of the District or London Borough in which 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 Country Act 1990

**f 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. These circumstances are set out in Sections 114 and related provisions of the Town and Country Act 1990.

