

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



To: Mr Mark Mirams
Studio Charrette
50 Grosvenor Hill
London
W1K 3QT **Agent**

for:

Application Reference: IP

**PRIOR APPROVAL REQUIRED AND IS APPROVED UNDER SCHEDULE 2 PART 3
CLASS MA OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED).**

Ipswich Borough Council, as local planning authority, hereby determine that prior approval for a proposed change of use from offices (Class E(g)) to a single dwellinghouse (Class C3(a)) is required and is approved. The development is that proposed in your application reference number IP/22/00599/P3JPA dated 30.06.2022.

at:

in accordance with your application reference: IP received 30.06.2022.

This approval is subject to the following condition(s): -

1. The development hereby approved must be completed within the expiration of three years beginning with the date of this notice.
2. Before the hereby approved dwelling is first occupied, the noise attenuation/mitigation measures recommended in the submitted Environmental Noise Assessment shall be installed and shall thereafter be retained.
3. The areas to be provided for the storage of refuse/recycling bins and secure cycle storage as shown on the submitted drawings shall be provided in their entirety before the development is brought into first use and shall be retained thereafter for no other purpose.

The reasons for the above condition(s) are as follows: -

1. In accordance with the provisions of Schedule 2 Part 3 Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
2. In the interests of protecting the amenities of future occupiers of the development from external noise intrusion.

3. To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway, and to promote sustainable travel by ensuring the provision at an appropriate time and long-term maintenance of adequate on-site areas and infrastructure for the storage of cycles.

INFORMATIVES

1. Prior Approval is required for the proposed change of use and is hereby approved subject to compliance with Schedule 2 Part 3 Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) at the address shown above, as described by the description shown above, in accordance with the information that the developer provided to the local planning authority and in accordance with the above conditions.
2. Please note that any external works may require further planning permission. This Prior Approval relates to the change of use of the building only and does not convey any planning permission for development that would materially affect the appearance of the building.

Dated: 22nd September 2022

Signed:



Russell Williams BSc (Hons) DipTP DMS MRTPI
Chief Executive
Grafton House
15 -17 Russell
Road Ipswich
IP1 2DE

SEE NOTES BELOW/OVERLEAF

NOTES

1. If you are aggrieved by the decision of your Local Planning Authority to refuse permission or approval for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
2. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an Enforcement Notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
3. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within; 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
4. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

5. If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
6. Appeals must be made using a form which you can get from Secretary of State, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.gov.uk/topic/planning-development/planning-permission-appeals
7. The Secretary of State can allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
8. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
9. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.
10. 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 the owner can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
11. In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park Authority for that Park, or in any other case the District Council (or County Council which is exercising the function of a District Council in relation to an area for which there is no District Council), London Borough Council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

In making this decision the Council has positively addressed the National Planning Policy Framework 2021.