

**COUNTY OF SURREY**

**MOLE VALLEY DISTRICT COUNCIL**  
Pippbrook, Dorking, Surrey RH4 1SJ

Mr S MacLeod  
Studio Charrette  
The Clubhouse  
50, Grosvenor Hill  
W1K 3QT

Ref No: MO/2020/1811/PLA  
Detailed  
8 October 2020

(On behalf of Riversway Partnership)

IN PURSUANCE of its powers under the Town and Country Planning Act 1990 MOLE VALLEY DISTRICT COUNCIL as District Planning Authority gives notice of its decision to **GRANT** planning permission for the development specified in schedule 1 hereto, subject to the conditions specified in schedule 2.

**N.B.** The permission below does not constitute approval for any purpose whatsoever save as aforesaid. Consent under other Statutory Enactments and compliance with the Building Regulations 2000 may also be necessary.

**IMPORTANT - ATTENTION IS DRAWN TO THE ATTACHED NOTES**

**Schedule 1            Installation of Juliet balcony and glass canopy.**

**Schedule 2**

Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers

2033-002, Rev.A, Location Plan  
2033-002, Rev.A, Site Plan  
2033-002, Rev.A, Existing Elevations  
2033-002, Rev.B, Proposed Elevations

contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be carried out in accordance with the approved details.

Reason: To ensure the development harmonises with its surroundings in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy and the NPPF.

## Informatives

1. The council would encourage ecologically responsive development and appropriate enhancements for all approved schemes. This should be regarded as an integral part of the design process and developers are expected to take positive steps to achieve such enhancements for all schemes

The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework.

Signed:

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

Piers Mason  
Executive Head of Service (Planning and Regulation)

Dated: 1 December 2020

## TOWN AND COUNTRY PLANNING ACT 1990

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission 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.
- As 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.
- As this is a decision to refuse planning permission for a **minor commercial 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.
- **None of the above:** 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.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)