



**THE RUGBY BOROUGH COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**PLANNING PERMISSION**

Notice is hereby given that the Borough Council in pursuance of its powers under the above-mentioned Act, as amended and Rules, Orders and Regulations made there under, grants planning permission for the development referred to hereunder subject to the conditions also specified and in accordance with the plans and particulars submitted except insofar as may otherwise be required by the conditions.

**REFERENCE NO:**

R21/0539

**DATE APPLICATION VALID**

23-Jun-2021

**APPLICANT:**

**AGENT:**

Sharon-lee Bow, Studio Charrette, The Clubhouse, 50 Grosvenor Hill, London, W1K 3QT

**ADDRESS OF DEVELOPMENT:**

**APPLICATION DESCRIPTION:**

Change of use of land to residential garden and erection of boundary wall

**CONDITIONS, REASONS AND INFORMATIVES:**

**CONDITION 1:**

The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.

**REASON:**

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

**CONDITION 2:**

Unless non-material variations which do not give rise to additional or different likely significant effect are agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the plans and documents detailed below:

- Application form received by the Local Planning Authority on 23rd June 2021
- Site location plan Dwg No. SC.
- Existing floor plan Dwg No. SC
- Existing roof plan Dwg No. SC.
- Existing elevations Dwg No. SC

**IMPORTANT – PLEASE READ THE NOTES ATTACHED TO THIS DECISION NOTICE**

- Proposed master plan Dwg No.
  - Proposed floor plan Dwg No. SC
  - Proposed elevations Dwg No. S
  - Proposed roof plan Dwg No. SC
- received by the Local Planning Authority on 13th May 2021

**REASON:**

For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

**CONDITION 3:**

The facing materials to be used on the external wall shall be of the same type, colour and texture as those used on the existing dwelling.

**REASON:**

To ensure a satisfactory external appearance.

**STATEMENT OF POSITIVE ENGAGEMENT:**

In dealing with this application Rugby Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraph 38 of the NPPF.

PLANNING DEPARTMENT,  
TOWN HALL,  
EVREUX WAY,  
RUGBY,  
CV21 2RR



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**MANNIE KETLEY**  
Executive Director

DATE: 30-Jul-2021

## **NOTES:**

### **Other Legislation**

This decision does not grant any right or approval under Building Regulations or any other legislation. You will have to apply separately for other consents and for consent to undertake works, or place scaffolds, hoardings or skips within the highway.

### **Important Information Regarding Conditions**

Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.

### **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 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

If you want to appeal against a decision to refuse planning permission for a householder application, you must do so using a Householder Planning Appeal Form within 12 weeks of the date of this notice, in all other cases you must do so within 6 months of the date of this notice, using a Planning Appeal Form which you can get from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN, Tel: 0303 444 5000 or online at <https://www.gov.uk/planning-inspectorate>. The Secretary of State can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

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. 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 six months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy it will be made available to others in this way. If you supply personal information belonging to a third party, please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by them.

Please note, only the applicant possesses the right of appeal.

### **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 they can neither put the land to a reasonably 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 their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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