



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
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C/O Studio Charrette
FAO Miss Sharon-lee Bow
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This matter is being dealt with by:

Joanne Braybrooke

Telephone: 01353 616250
E-mail: joanne.braybrooke@eastcambs.gov.uk
My Ref: 21/00171/FUL
Your ref

30th April 2021

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

The Council hereby **approves** the following development:

Proposal: Single storey rear extension and loft extension
Location:
Applicant:

This consent for planning permission is granted in accordance with the application reference 21/00171/FUL registered 8th March 2021.

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
Location Plan		8th March 2021
Block Plan		5th February 2021
Front Elevation		5th February 2021
Front Elevation		5th February 2021
Floor Plan		24th February 2021
Loft Plan		5th February 2021
Loft Plan		5th February 2021
Rear Elevations		5th February 2021
Rear Elevations		5th February 2021
Side Elevation		5th February 2021

Side Elevation

5th February 2021

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The materials to be used in the construction of the external surfaces, including walls, roofs, doors and windows, shall be of the same colour, type and texture as those used in the existing building at the time of this application. All works shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

INFORMATIVES RELATING TO THIS APPLICATION

- 1 The decision to approve this application has been taken, having regard to the policies and proposals in the Local Development Plan and all relevant material considerations, including the NPPF. The proposal is considered to be in accordance with the policies of the Development Plan, that are considered to be up to date, and represents 'sustainable' development in compliance with the provisions of the NPPF. The policies in themselves have been sufficiently explicit to guide the submitted application and acceptable plans and information has been submitted, therefore no amendments/improvements have been sought from the applicant.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER



Rebecca Saunt

Planning Manager

Dated: 30th April 2021