

CANTERBURY CITY COUNCIL

DECISION NOTICE

Correspondence Address:

Mr M Strawbridge
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The Clubhouse
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London
W1K 3QT
United Kingdom

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015**

NOTIFICATION OF GRANT OF FULL PLANNING PERMISSION

Application Number: CA/21/00234

Location:

Proposal: Formation of access following partial demolition of side garden wall.

Take notice that **Canterbury City Council**, the district planning authority under the Town and Country Planning Act 1990, has **GRANTED** your application, as described above, subject to the following conditions:

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

REASON: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The development hereby approved shall be carried out in accordance with the submitted drawings:- Proposed block plan (received on 29.01.2021) and Proposed elevations (received on 09.04.2021).

REASON: To secure the proper development of the area.

This application relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

The application was processed having regard to the National Planning Policy Framework, which requires that where there are potential solutions to problems arising in relation to dealing with planning applications, the council will work with the applicant in a positive and proactive manner to seek solutions to those problems.

NOTES TO APPLICANT:

(1) Your development has been identified as not liable for CIL charges, therefore will not be charged for CIL and there are no further required steps for this matter.



Jessica Brown
Authorised Signatory of the Council
Date of issue: 9 April 2021

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.

| Appeal Type | Timescale |
|---|---|
| Householder application | Within 12 weeks of the date of the notice |
| Minor commercial application | Within 12 weeks of the date of the notice |
| Express consent for the display of an advertisement | Within 8 weeks of the date of receipt of the notice |
| Tree Preservation Orders | Within 28 days of the date of the notice |
| Planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice | Within 28 days of the date of the notice |
| If an enforcement notice is served relating to the same or substantially the same land and development as in your application. | 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 |
| All others | Within 6 months of the date of the notice |

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

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.

IMPORTANT NOTES

Notification of permission under the Planning Acts does NOT convey consent under The Building Regulations

1. The development to which the attached planning permission relates may also require a separate approval under the Building Regulations.
2. If the planning permission refers to amended plans, any necessary Building Regulations approval should also cover those amendments.
3. If the development involves any demolition work, notice of this this may be required under the Building Act 1984.

Advice on each of the above is available from STG Building Control Partnership on 01634 331133 or by email building@stgbc.org.uk

Application Number: CA/21/00234

canterbury.gov.uk

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