



Development Management, Civic Offices, New Road,
Grays, Essex, RM17 6SL

Town and Country Planning Act 1990
(as amended) Town and Country Planning
(Development Management Procedure)(England) Order 2010

Applicant: Application Ref: 21/00362/HHA

Agent: Mr Gibson Date Accepted: 9th March 2021

Studio Charrette
The Clubhouse
50 Grosvenor Hill
London
W1K 3QT

Date of Decision: 22nd November
2021

Grant of Full Planning Permission

Development at:

Proposal: Two storey rear extension

Planning permission is granted in accordance with the approved plans and specifications and subject to the conditions set out below:

1 Standard Time Limit

The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

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

2 Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Number(s):

Reference	Name	Received
P1	Location Plan	17/11/2021
P2	Existing and Proposed Site Plan	17/11/2021

P3	Existing and Proposed Ground Floor	17/11/2021
P4	Existing and Proposed First Floor	17/11/2021
P6	Existing and Proposed Roof	17/11/2021
P7	Existing and Proposed Front Elevations	17/11/2021
P8	Existing and Proposed Side Elevations	17/11/2021
P9	Existing and Proposed Rear Elevations	17/11/2021
P10	Existing and Proposed Side Elevations	17/11/2021
P11	Existing and Proposed Garage Elevations	17/11/2021

Reason: For the avoidance of doubt and to ensure the development accords with the approved plans with regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

3 Matching Materials

Notwithstanding the information on the approved plans, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the external finishes of the existing building.

Reason: In the interests of visual amenity and to ensure that the proposed development is integrated with its surroundings in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Reasons for Granting Consent:

In granting consent the Council has taken into account all relevant planning considerations and matters arising from comments from statutory consultees and public representations.

Policies that were taken into consideration when determining this application:

- NPPF - National Planning Policy Framework
- CSTP22 - Thurrock Design
- CSTP23 - Thurrock Character and Distinctiveness
- PMD1 - Minimising Pollution and Impacts on Amenity
- PMD2 - Design and Layout
- PMD8 - Parking Standards
- CSSP5 - Sustainable Greengrid



Assistant Director Planning,
Transport And Public Protection

Date: 22nd November 2021

Informatives:-

- 1 The Local Planning Authority has acted positively and proactively in determining this application and as a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Important Information

1. This notice relates only to the requirements for planning permission under the Town and Country Planning Act 1990 (as amended). You may require consent from other statutory regulators before commencing with this development. **In particular you may require permission under the Building regulations. You must therefore contact the Building Control Division at this Council as soon as possible**
2. The applicant is reminded that under the Wildlife and Countryside Act 1981 (section 1) it is an offence to take, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. Any trees and scrub present on the application site should be assumed to contain nesting birds between the above dates unless survey has shown it is absolutely certain that nesting birds are not present. The RSPB publish a booklet "Wild Bird and the Law". English Nature also produce Guidance Notes relating to Local Planning and Wildlife Law – both of which are useful.

BUILDING CONTROL

You have been granted Planning permission for your project, but what next?

You may need to complete your project in line with the Building Regulations. Building control is the process which checks that this is carried out and that your finished project is safe, sound and energy efficient.

Who needs building control and why?

We will work with you to ensure you meet regulations and on completion of works, we will issue a completion certificate which you will need when you come to sell your home. If you are not sure if you need Building Regulations approval then please contact us on the details below.

Website: <https://www.thurrock.gov.uk/buildingcontrol>

E-mail: Building.control@Thurrock.gov.uk

Phone: 01375 652655