



# GRANT PLANNING PERMISSION

## Town and Country Planning Act 1990

**Application**  
**Number:**S/HOU/21/1695/EMMI

**Ward:**Liden, Eldene And Park South  
**Parish:** Nythe Eldene Liden

**Proposal:** Erection of 2m. high fencing and the siting of 3no. greenhouse units.

**Site Address:**

**Agent:**  
Mr Michael Breen  
50 Grosvenor Hill  
London  
W1K 3QT

**Applicant:**

The Local Planning Authority **HEREBY GRANT PLANNING PERMISSION** for the development proposed in the application subject to the scheduled conditions.

**WARNING:**  
**IF YOU DO NOT COMPLY WITH THE CONDITION(S) BELOW,**  
**THE COUNCIL MAY TAKE LEGAL ACTION AGAINST YOU**

### Conditions

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

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. This approval shall be in respect of drawing numbers V3 83 Okebourne Park Elevations, Proposed Plans, Proposed Block Plans received by the Local Planning Authority on the 9th November 2021.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town & Country Planning Act 1990.

### Informatives

1. CIL - Reg. 42 Exemption for Minor development: Whilst the development generates a net gain in floor space and is Community Infrastructure Levy (CIL) liable, it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes

of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA.

2. The granting of planning permission does not authorise you to carry out any works on, over or under your neighbour's land or property without first obtaining their consent.



**Director of Strategic Development**

**Date: 7th January 2022**

## Notes

“The Local Planning Authority”, and “the application” referred to within this notice, are described on page 1 of this notice. The conditions have been imposed for the reasons set out within this notice.

If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development with conditions, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within **12 weeks** of the date of the decision. Appeals must be made on a form that is obtainable from the Secretary of State at The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at <https://www.gov.uk/government/organisations/planning-inspectorate>

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 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

If the permission to develop land is granted with conditions, the owner of the land may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor 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. This notice will require the Council to purchase the owner's interest in the land in accordance with the provision of Chapter I of Part 6 of the Town and Country Planning Act 1990.