Town and Country Planning Act 1990

FULL PLANNING PERMISSION

Applicants Name and Address

Innspired Pubs Plc
Wiltshire Drive
Trowbridge
Wiltshire. BA14 0TT

Agents Name and Address (if any)

Taylor & Co Architects
PO Box 57
Droitwich
Worcestershire. WR9 0YG

PART I - Particulars of Application

Date of Validation:
19/11/2002

Application Number:
FUL/2002/1056/CLR

Particulars and location of the development
PROPOSAL: Construction of single-storey monopitched roof extension to front (south) elevation, pitched roof above existing flat-roofed wing to front (south) elevation.
Black Horse Inn, Main Street, GREETHAM, Oakham, Rutland. LE157NL.

PART II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the **Rutland County Council** District Council grants approval for the carrying out of the development referred to in Part 1 above hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development hereby permitted shall be commenced within 5 years from the date of this permission.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.

3. Before the proposed development is commenced a schedule indicating the materials to be used on all external elevations of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority.

4. Notwithstanding the details on the submitted plans the following shall be submitted to and approved in writing by the Local Planning Authority before development commences:

   Full working drawings at a scale of not less than 1:20 of all doors and windows, including profiles of any glazing bars.

5. Notwithstanding the details shown on the submitted plans, the existing extension shall not be rendered.

6. The new wall to the west elevation shall be built using Bradstone taken from the wall to be demolished, unless otherwise agreed in writing by the Local Planning Authority.

The reasons for the imposition of the conditions mentioned above are:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. For the avoidance of doubt and to ensure that the whole of the development is carried out and no departure is made from the approved details.

3. In order that the property is constructed from materials appropriate to its location.

4. To ensure a satisfactory external appearance.

5. To ensure a satisfactory external appearance.

6. To ensure a satisfactory external appearance.

Note to Applicant

1. Please note that the Council's Food and Safety Section should be consulted before plans are finalised.

2. Roof spaces of buildings are often used as roosting places by certain species of owls and bats, both of which are protected by law under the Wildlife and Countryside Act 1981. If during the course of demolition/building, any such species are discovered, the applicant is advised to contact English Nature immediately.

3. You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Environmental Services Department, Rutland County Council.

Relevant policies in Adopted Rutland Local Plan 1991-2006

(Rutland Local Plan EN1, EN5, EN29 and EM6

Date: 07/01/2003

D Baker.

Proper Officer of the Council