Town and Country Planning Act 1971

FULL PLANNING PERMISSION

Applicants Name and Address
MRS. FRANCIS,
24 High Street East,
UPPINGHAM
Leics.

Agents Name and Address (if any)
WILSON PEACOCK,
4th Floor,
Equity & Law House,
11-19 Priestgate,
PETERBOROUGH. PE1 1JN

Part I - Particulars of Application

Date of application:
24/01/90

Application Number:
F/90/0062/9/NIH

Particulars and location of the development
Change of use from Class A1 (retail) to Class A3 (food and drink)
24 High Street East, UPPINGHAM
Leics.

Part II - Particulars of decision

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

2 Detailed Plans and elevations of the proposed change of use shall be submitted to and approved by the Local Planning Authority before any such works are carried out.

3 Detailed plans of the method of extraction and filtration of fumes and smells shall be submitted to and approved by the Local Planning Authority before development commences.

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

1 To comply with the requirements of Section 41 of the Town and Country Planning Act 1971.

2 This planning permission is for change of use only and the information required is necessary for the consideration of the ultimate detailed proposal.

3 To protect the amenities of nearby properties.

R.J. Adams

Dated 18/05/90

Proper Officer of the Council

NOTES

1. It will be most helpful if the application number shown overleaf is quoted in all correspondence.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

4. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

5. This permission covers only consent under the Town and Country Planning Acts and does not give permission to demolish a listed building, for which separate consent is required. Amongst other things the consent of the Council of the district in which the land is situated may be required under the Building Regulations and if the proposals affect land within the limits of the highway (that is between the highway fences or hedges) the separate consent of the Highway Authority will also be required. Steps to obtain the necessary further consents should be taken before proceeding with the development.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1),30(1), 67 and 74 of the Act.

6. SHOPS, OFFICES, FACTORIES, EDUCATIONAL BUILDINGS & BUILDINGS TO WHICH THE PUBLIC ARE TO BE ADMITTED: ACCESS AND PROVISION FOR DISABLED PERSONS The Local Planning Authority is required to bring to your attention the requirements of the Chronically Sick & Disabled Act 1970 (Sections 4, 7, 8 and 8A) requiring the provision of access facilities, car parking and toilets for the disabled and the provision of signing indicating what provision has been made for Disabled persons within the building. Your attention is also drawn to the Code of Practice, B.S. 5810 : 1979, "Access for the Disabled to Buildings" available from the British Standards Institution, 2 Park Street, London W1A 2BS. (Tel. 01-629-9000) and (in so far as educational buildings are concerned), to Design Note 18" Access for the Physically Disabled to Educational Buildings".

The buildings to which these requirements apply are:—

(a) Buildings to which the public are to be admitted to which Section 4 of the Chronically Sick & Disabled Persons Act 1970 applies.

(b) Offices, Shops & Railway Premises as defined in the Offices, Shops & Railway Premises Act 1963 or premises deemed to fall within that Act.

(c) Factories as defined by Section 175 of the Factories Act 1961.

(d) Educational Buildings as defined by Section 29B of the Disabled Persons Act 1981.