Town and Country Planning Act 1990

# FULL PLANNING PERMISSION

Applicants Name and Address

Mrs A Kanter
Wardley House
Main Street
WARDLEY
Oakham, Rutland. LE15 9AZ

Agents Name and Address (if any)

Mr P J Breslin
20 Ranksborough Drive
Langham
Oakham
Rutland. LE15 7JR

## PART I - Particulars of Application

Date of Validation:
11/11/2002

Application Number:
FUL/2002/1036/MG

Particulars and location of the development
PROPOSAL: Change of Use of outbuilding to dwellinghouse to be used for holiday letting.
Wardley House, Main Street, WARDLEY, Oakham, Rutland. LE15 9AZ.

## 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. This consent relates to the application as amended by revised Plan No. 02/302/02a received by the Local Planning Authority on the 19/02/2003.

3. This consent relates to the application as amended by letter dated 15/01/2003 from P J Breslin attached to and forming part of this consent.

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:

   Details of the size, design, manufacture and location of any roolights to be inserted;

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

   Details of the materials and location of any soil pipes or of soil vent pipes visible above ground.

5. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

6. No development shall commence on site until representative samples of the materials to be used externally in the construction of the proposed building(s) hereby approved have been deposited with and approved in writing by the Local Planning Authority.

7. The dwelling hereby permitted shall be used for holiday purposes only and shall not be used as permenant habitation. It shall not be occupied for a period exceeding four weeks for any single letting and there shall be no return within four weeks by the same household. A register of all occupiers, detailing dates, names and usual addresses shall be maintained by the owner and shall be kept up to date and available for inspection at all reasonable hours by the Local Planning Authority.

8. A survey by a person approved in writing by the Local Planning Authority, to determine how the site is used by Protected Species shall be submitted in writing to the Local Planning Authority. The development shall be designed to take account of and provide appropriate protection to any protected species using the site and the development shall be implemented according to a scheme of working designed to mitigate any adverse impact on any protected species or their habitats to be agreed in writing with the Local Planning Authority before any works on site are begun.

9. No development shall take place within the area indicated (this would be the area of archaeological interest) until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved 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.

3. For the avoidance of doubt.

4. To ensure that the original character of the building is retained.

5. To ensure that the materials, design and craftsmanship are appropriate to the character of the building.

6. To ensure a satisfactory external appearance and grouping of materials.

7. To accord with the terms of the application and in the interests of visual amenities and character and appearance of the setting of a listed building.

8. To ensure that any protected species on the site are satisfactorily protected.

9. To ensure satisfactory archaeological investigation and recording.

Note to Applicant

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, EN2, EN4, EN10, EN11, HO2 and SE5)

Date: 20/05/2003

Proper Officer of the Council

cc