

92 Stellman Close
Hackney
London
E5 8QZ
FAO Mr Abu Bakr Akhoon

Please Contact: Chloe Unsworth
My Ref: 4/21/2174/0F1
Tel: 07823825302
Date: 17 June 2021

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (As Amended)

APPLICATION No: 4/21/2174/0F1

PROPOSAL: PRIOR APPROVAL FOR CHANGE OF USE FROM B1(a) OFFICES TO C3 RESIDENTIAL AT FIRST AND SECOND FLOOR LEVELS TO PROVIDE EIGHT SELF CONTAINED FLATS
LOCATION: 70 LOWTHER STREET, WHITEHAVEN

In pursuant of the powers under the above Act and Order the Council hereby gives notice that **PRIOR APPROVAL IS NOT REQUIRED and the application is PERMITTED** for the proposed development at the address as shown above, subject to the following conditions and reasons:

Conditions and Reasons

1. It is a requirement of condition O.2(2) of the GPDO that the Development under Class O is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.
2. It is a requirement of condition W.12 of the GPDO that the development shall be carried out in accordance with the information that the developer provided to the Local Planning Authority, unless the Local planning authority and the developer agree otherwise in writing. For the avoidance of doubt, the details reviewed by the Local Planning Authority are as follows:
 - Location Plan, scale 1:1250, received 22nd April 2021;

- Existing Drawings, scale 1:100, drawing no. SL /SU – 100, received 22nd April 2021;
- Proposed Drawings, scale 1:100, drawing no. SL /PA – 100, received 22nd April 2021;
- Supporting Statement, received 22nd April 2021.

Reason: To ensure that all works are properly implemented and retained.

Informative

A separate planning application is required for all external alterations to the building. External alterations do not form part of the prior approval application.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.



PP Pat Graham
Chief Executive

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 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 for the proposed development or could not have granted it 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.