

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF GRANT OF PLANNING PERMISSION

MC Architecture + Design Ltd  
31 South Mossley Hill Road  
Mossley Hill  
Liverpool  
L19 3PY  
FAO: Mike Crewdson

**APPLICATION No: 4/21/2442/0F1**

**ERECTION OF BUILDING FOR USE AS A 5 BEDROOMED HOUSE IN MULTIPLE OCCUPATION  
UTILISING THE STRUCTURE THAT HAS BEEN PART ERECTED ON THE SITE WITH EXTERNAL  
RAILINGS & GATE TO THE FRONT  
22-23 MARKET PLACE, EGREMONT**

**The BV Group UK Ltd**

The above application dated 07/10/2021 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

- i) The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

- Site Location Plan, Scale 1:1250, Drawing No 2021-003-01, Rev A, received by the Local Planning Authority on the 7<sup>th</sup> October 2021.
- Proposed Site Plan (Amended), Scale 1:200, Drawing No 2021-003-02, Rev B, received by the Local Planning Authority on the 8<sup>th</sup> December 2021.
- Proposed Elevations (Amended), Scale 1:50, Drawing No 2021-003-11, Rev C, received by the Local Planning Authority on the 9<sup>th</sup> December 2021.
- Proposed Plans (Amended), Scale 1:50 & 1:100, Drawing No 2021-003-10, Rev A, received by the Local Planning Authority on the 9<sup>th</sup> December 2021.
- Heritage Statement (Amended), Drawing No 2021-002, Rev B, received by the Local Planning Authority on the 8<sup>th</sup> December 2021.

#### Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

#### Prior to Commencement Conditions

3. No development must commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
  - i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
  - ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
  - iii) A timetable for its implementation.

The approved scheme must also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted must be carried out only in accordance with the approved drainage scheme.

#### Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

#### Prior to Use/Installation Conditions

4. Prior to its first installation within the development hereby approved, full details of the proposed cycle stand must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must be installed prior to the first occupation of the development hereby approved and must be retained at all times thereafter.

##### Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to protect the heritage asset.

5. Prior to the erection of any external walling relating to the development hereby approved representative samples of the materials to be used on the external surfaces of the development hereby permitted must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and so maintained thereafter.

##### Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity and to protect the heritage asset.

6. Prior to their first installation within the development hereby approved, full details of the proposed timber doors and windows must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

##### Reason

In the interest of protecting the heritage asset.

7. The roof of the development hereby approved must be finished in natural slate, a representative sample of which must be submitted to and approved in writing by the Local Planning Authority before its first use within the development. The slate roof must be retained thereafter.

##### Reason

In the interest of protecting the heritage asset.

8. Prior to their first use within the development hereby approved details of the proposed permeable paving materials for the front enclosure must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

9. Prior to their first use within the development hereby approved details of the proposed railings for the front enclosure must be submitted to and approved in writing by the Local Planning Authority. This must also include details of the existing railings to be removed. The development must be carried out in accordance with the approved details and must be maintained at all times thereafter.

Reason

In the interest of protecting the heritage asset.

10. Prior to their first installation within the development hereby approved details of the proposed conservation rooflights must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out and maintained in accordance with this approved detail at all times thereafter.

Reason

In the interest of protecting the heritage asset.

#### Other Conditions

11. Foul and surface water must be drained on separate systems.

Reason

To secure proper drainage and to manage the risk of flooding and pollution.

12. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order with or without modification) no external alterations, including replacement windows, doors or skylights and roof coverings, or painting or rendering shall be carried out to the property, nor shall any building, enclosure, extension, porch, domestic fuel container, pool or hardstanding be constructed within the curtilage without the prior written consent of the Local Planning Authority.

Reason

To safeguard the traditional appearance of the buildings in the interests of visual amenity.

**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.

Please read the accompanying notice



Pat Graham  
Chief Executive

10<sup>th</sup> December 2021

**APPROVALS**  
**(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)  
ORDER 2015

PART 2

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](mailto: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.