

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR OUTLINE PLANNING PERMISSION

To: Tom Hallett
The Stables
Paradise Wharf
Ducie Street
Manchester
M1 2JN

Application No: 211728
Application type: Outline Planning Approval

Applicant: Montpelier Estates Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT OUTLINE** planning permission for the following development:

Proposal: Outline application considering access, appearance, layout and scale for the partial demolition, retention and extension of existing building to form a care home (C2 use class) and ancillary accommodation, amended access arrangements, car parking and associated works (landscaping reserved for future consideration)

At: Dellwood Community Hospital 22 Liebenrood Road Reading RG30 2DX

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 1st July 2022



Assistant Director of Planning, Transport and
Public Protection Services *RJE*

Application At: Dellwood Community Hospital 22 Liebenrood Road Reading RG30 2DX

Application No: 211728

Application type: Outline Planning Approval

CONDITIONS & REASONS

1. Application for approval of the reserved matters shall be made to the Local Planning Authority no later than three years from the date of this outline permission.

REASON: Under section 92 of the Town and Country Planning Act 1990, applications for approval of reserved matters must normally be made within three years from the date outline planning permission was granted.

2. The development hereby permitted shall be commenced no later than either:-

a) the expiration of three years from the date of this permission; or b) the expiration of two years from the date of approval of the last reserved matters to be approved under the terms of this permission, whichever is the later.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

3. No development shall commence on site until details of the following matter (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

(a) The landscaping of the site, to include:

i. Proposed finished ground and floor levels or contours, means of enclosure and boundary treatments (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;

ii. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc); iii. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;

iv. a landscape management plan, including long term design objectives, management responsibilities, timescales for implementation and maintenance programme and schedules for all landscape areas;

v. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications

Date: 1st July 2022



Assistant Director of Planning, Transport and
Public Protection Services RJE

The development shall thereafter be carried out fully in accordance with the approved reserved matter details.

REASON: To ensure a satisfactory form of development and in accordance with the provisions of in pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The details to be submitted in pursuance of condition no. 3 above shall accord with the principles shown on drawing ref. 200 - P6 - Proposed Site Plan and set out within the Montpelier Design and Access Statement dated March 2022 both received by the Local Planning Authority on 18th March 2022 and within the Q+A Planning Ltd Planning and Heritage Statement dated October 2021 received by the Local Planning Authority on 21st October 2021 submitted in support of the application.

REASON: In order to ensure that detailed proposals accord with the design principles set out in the supporting information submitted with the application in the interests of achieving high standards of design and access in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

5. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

- 200 - P6 - Proposed Site Plan
- 204 - P1 - Proposed Floor Plan - Basement
- 205 - P1 - Proposed Floor Plan - Ground Floor
- 206 - P1 - Proposed Floor Plan - First Floor
- 207 - P1 - Proposed Floor Plan - Second Floor
- 208 - P1 - Proposed Roof Plan
- 303 - P1 - Proposed Sections
- 302 - D1 - Proposed Elevations with Previous Application Line Received by the Local Planning Authority on 18th March 2022
- 300 - P7 - Proposed Elevations
- 301 - P4 - Proposed Elevations Colour

Received by the Local Planning Authority on 27th April 2022

- Existing First Floor Plan ref. 19016/F01/202
- Existing Ground Floor Plan ref. 19016/F01/201
- Existing Second Floor Plan ref. 19016/F01/203
- Existing Elevations ref. 19016/F01/EL01

Received by the Local Planning Authority on 29th October 2021 - Design and Access Statement - March 2022

Received by the Local Planning Authority on 18th March 2022 - Advanced Arboriculture letter ref. TH/B085/1021

Received by the Local Planning Authority on 4th May 2022

- Spectrum Kitchen Vent Technical Specification
- Airclean Activated Carbon Filters Specification

Date: 1st July 2022



Assistant Director of Planning, Transport and
Public Protection Services RJE

Received by the Local Planning Authority on 10th May 2022

- Hydrock MRB Sustainability Statement ref. S397 Issue 5

Received by the Local Planning Authority on 23rd March 2022

- DTA Transport Assessment ref. SJT/RT 22075-01f dated 12th November 2021

Received by the Local Planning Authority on 12th November 2021

- Inacoustic Noise Assessment for Planning ref. 21-149 dated 14th April 2022

Received by the Local Planning Authority on 14th April 2022

- Planning and Heritage Statement - Q+A Planning Ltd

- Flood Risk and Drainage Strategy - Baker Hall Ltd

- Preliminary Ecological Appraisal - Ramboll

- Daytime Roost Inspection - Lockhart Garratt

- Bat Survey Report and Mitigation Strategy - Windrush Ecology - Utilities Search - Groundwise Searches

- Phase 1 Ground Investigation Report

Received by the Local Planning Authority on 21st October 2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

6. No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

7. No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;

Date: 1st July 2022



Assistant Director of Planning, Transport and
Public Protection Services
RJE

- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

8. The development hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

9. The development hereby permitted shall not be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved. The access shall be kept clear and available for access to the site at all times thereafter.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

10. The existing access(es) to the site shall be stopped up and abandoned immediately after the new access has been brought into use. The footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority.

REASON: In the interests of road safety and maintenance of the highway in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

11. No development shall commence on site until a plan showing how a minimum of 10 cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation of the

Date: 1st July 2022



Assistant Director of Planning, Transport and
Public Protection Services
RJE

development and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times. REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

12. Notwithstanding the approved drawings, the development hereby permitted shall not be occupied until details of refuse and recycling storage sufficient for the intended development has been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin stores. The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of the development and shall not be used for any purpose other than bin storage at all times thereafter.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

13. The development hereby permitted shall not be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for provision of a minimum of 2 x EV charging parking spaces, charging points and associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be occupied until the EV charging scheme, charging points and associated infrastructure has been fully provided in accordance with the approved details. The EV charging spaces, charging points and associated infrastructure shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019

14. No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

REASON: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Date: 1st July 2022



Assistant Director of Planning, Transport and
Public Protection Services RJE

15. Hours for deliveries and/or waste collection shall not take place other than between 08:00 to 19:00 hours on any day

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

16. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive facade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

17. The development hereby permitted shall not be occupied until the extract/ventilation systems have been installed in accordance with the specifications set out within the approved Spectrum Kitchen Vent Technical Specification and Airclean Activated Carbon Filters Specification received by the Local Planning Authority on 10th May 2022 and Inacoustic Noise Assessment for Planning ref. 21-149 dated 14th April 2022 received by the Local Planning Authority on 14th April 2022 and thereafter the extract/ventilation systems shall be permanently retained and maintained in accordance with the approved specifications.

REASON: To safeguard the amenity of nearby premises and the area generally in accordance with Policy CC8 and EN16 of the Reading Borough Local Plan 2019.

18. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority. An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have

Date: 1st July 2022



Assistant Director of Planning, Transport and
Public Protection Services RJE

been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

19. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

20. The development hereby permitted shall not be occupied until full details of all external lighting to be installed within the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed before first occupation of the buildings or use commenced and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

21. The development hereby permitted shall not be occupied until all communal areas, as shown on the approved plans in condition no. 5 above are ready for use and shall be retained for communal use of the occupants of the care home thereafter.

Reason: In the interests of providing a suitable standard of accommodation for future occupiers and the potential for wider use of the building, in accordance with Policy OU1 of the Reading local plan 2019

22. No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating and minimum score

Date: 1st July 2022



Assistant Director of Planning, Transport and
Public Protection Services
RJE

of 61.79% has been submitted to and approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

23. Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition no. 22 above.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

24. No development shall commence on site until a scheme for provision of on-site decentralised energy source in accordance with the principles set out in section 6 of Hydrock MRB Sustainability Statement ref. S397 Issue 5 received by the Local Planning Authority on 23rd March 2022 has been submitted to and approved by the Local Planning Authority. The development hereby permitted shall not be occupied until the approved on-site decentralised energy source has been provided in full. The approved on-site decentralised energy source shall be maintained in full working order thereafter.

REASON: To ensure the development provides on-site decentralised energy provision in accordance with Policy CC4 of the Reading Borough Local Plan 2019.

25. The development hereby permitted shall not be occupied all lifts as shown on the approved plans in Condition no. 5 above have been provided. The lifts shall be retained in full working order thereafter.

REASON: to ensure a suitable level of access for those with mobility impairments in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

26. All on-site facilities within the care home hereby permitted shall operate as ancillary to the C2 care home use only and shall not operate as stand-alone facilities under any other Use Class.

REASON: To prevent any undue noise and disturbance or increased traffic congestion in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

27. No development shall commence on site (including demolition or preparatory works) until a licence for development works affecting bats has been obtained from

Date: 1st July 2022



Assistant Director of Planning, Transport and
Public Protection Services RJE

the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and approved in writing by the Local Planning Authority. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

28. The development hereby permitted shall not be occupied until drawings and material specifications of a plaque to be provided on the building to commemorate former Dellwood Hospital nurse Freda Holland have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved plaque has been installed on the building. The plaque shall be retained and maintained on the building thereafter.

REASON: To preserve and enhance the historic significance of the building which is a non-designated heritage asset in accordance with Policies EN1 and EN4 of the Reading Borough Local Plan 2019.

29. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)(or any order revoking or re-enacting that Order with or without modification), the premises shall be used for C2 Residential Care Home use only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

REASON: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders would likely result in harm to the historic significance of the building to be retained which is a non-designated heritage asset in accordance with Policies EN1 and EN4 of the Reading Borough Local Plan 2019.

30. No development hereby permitted, including demolition, shall commence on site until a construction phase Employment Skill and Training Plan (EST) has been submitted to and approved by the Local Planning Authority. The EST will include:

- Promoting any appropriately local jobs in the local job centre o Recognising that the main contractor may bring a workforce with them from elsewhere in the UK or overseas, but that they will use reasonable endeavours to provide opportunities for

Date: 1st July 2022



Assistant Director of Planning, Transport and
Public Protection Services RJE

local school and college visits to the construction site and apprenticeship and training opportunities locally

- Keeping a record of details of all locally employed members of the workforce engaged in the construction phase of the development

The development hereby permitted shall not be implemented other than in full accordance with the approved EST throughout the construction phase of the development unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure local training and development initiatives, and to support the local economy in accordance with CC9 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

3. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

4. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

Date: 1st July 2022



Assistant Director of Planning, Transport and
Public Protection Services
RJE

6. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NOT APPLICABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

7. You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.

8. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks' notice to obtain details of underground services on the applicants' behalf.

Date: 1st July 2022



Assistant Director of Planning, Transport and
Public Protection Services RJE

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council 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 this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) 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 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 VI of the Town and Country Planning Act 1990.