

CANTERBURY CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Applicant's/Agent's Name and Address	Location	Proposal
James Ford Store Cottage Easole Street Nonington Dover CT15 4HE	10, Cockerling Road, Thanington.	Two-storey rear extension to dwelling.

NOTIFICATION OF GRANT OF PLANNING PERMISSION TO DEVELOP LAND

TAKE NOTICE that the Canterbury City Council, the district planning authority under the Town and Country Planning Act 1990,

HAS GRANTED PERMISSION

for development of the land described and situated as above and being in accordance with your application for permission dated as above.

Subject to the conditions specified hereunder:-

01 The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.

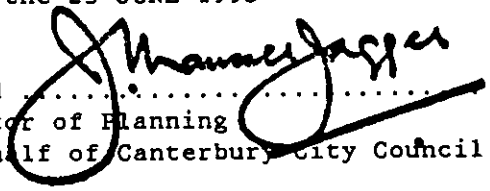
01 REASON: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02 The work shall not be carried out otherwise than with materials which match those of the existing property.

02 REASON: To ensure that the proposed work does not prejudice the appearance of the existing property or of the neighbourhood generally.

Dated the 25 JUNE 1993

Signed .....  
Director of Planning  
On behalf of Canterbury City Council



25 JUN 1993  
Date of Issue .....  
CA/93/0430/THA

1. This permission is confined to planning permission under the Town and Country Planning Acts and does not obviate the necessity of compliance with any other enactment, byelaw, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be required.

## 2. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to grant permission for the proposed development subject to conditions, then you can appeal to the Secretary of State for the Environment under section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him that the local planning authority could not have granted planning permission for the proposed development without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

## 3. Purchase Notice

If either the local planning authority or the Secretary of State for the Environment grants permission to develop land subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he 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. 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.

## 4. If this permission will result in the provision

- (a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise); or
- (b) of any of the following being in each case premises in which persons are employed to work:
  - (i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
  - (ii) premises which are deemed to be such premises for the purposes of that Act; or
  - (iii) factories as defined by section 175 of the Factories Act 1961.

Section 76 of the Town and Country Planning Act 1990 requires that attention be drawn to:-

- (i) the Code of Practice for Access for the Disabled to Buildings (BS 5810:1979); or any prescribed document replacing that code;
- (ii) in the case of (a) above, to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970, and
- (iii) in the case of (b) above, to sections 7 and 8A of the 1970 Act.

## 5. If this permission relates to or includes the erection or extension of a building, notice is hereby given of the provisions of section 53 of the County of Kent Act 1981 set out below:-

- (1) Except as provided in sub-section (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless after consultation with the fire authority they are satisfied that the plans show -
  - (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
  - (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.
- (2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
- (3) Section 64(2) and section 65(2) to (5) of the Act of 1936 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the Act of 1936.
- (4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.
- (5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire fighting purposes by members of one or more fire brigades and their appliances.