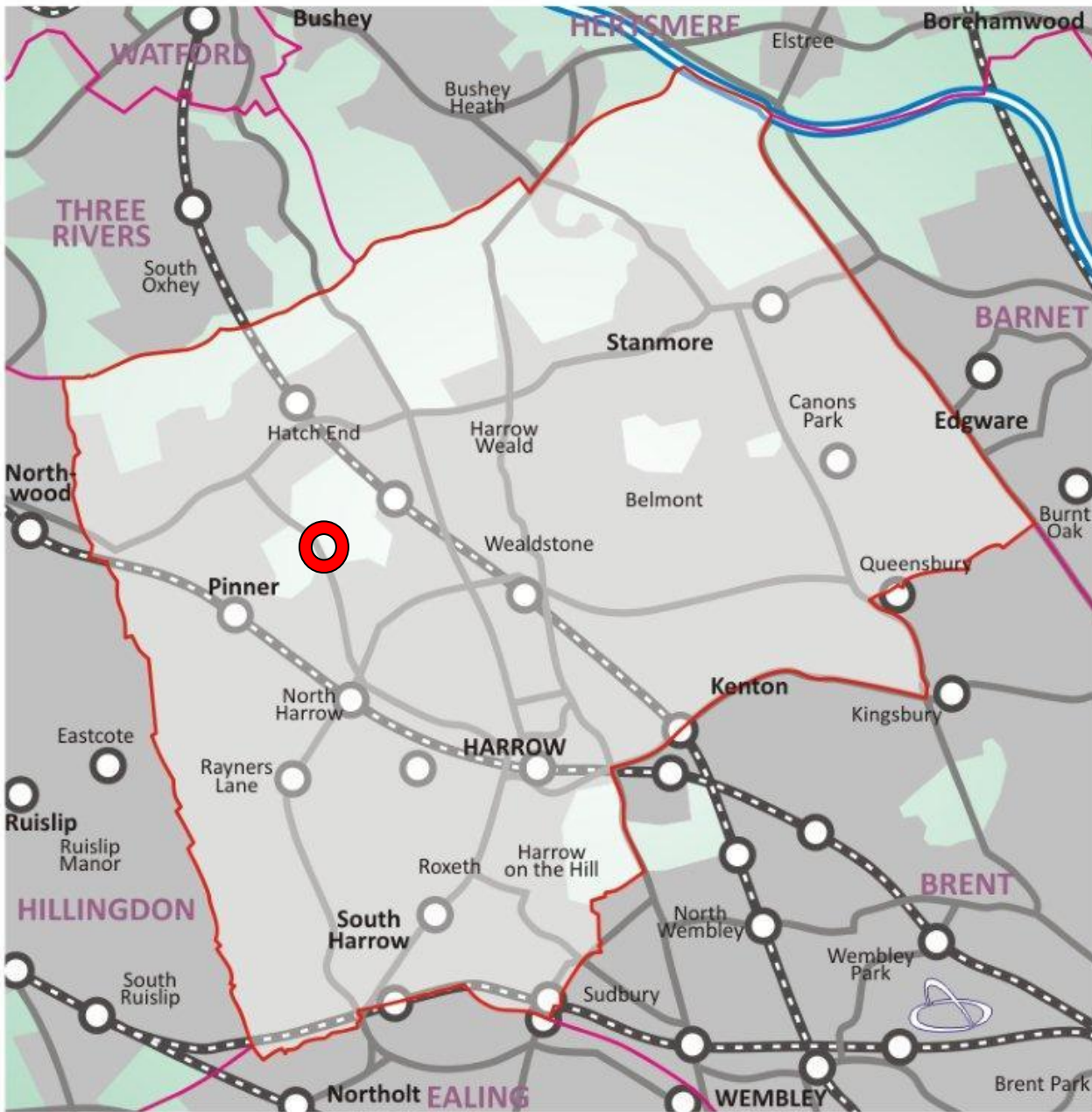
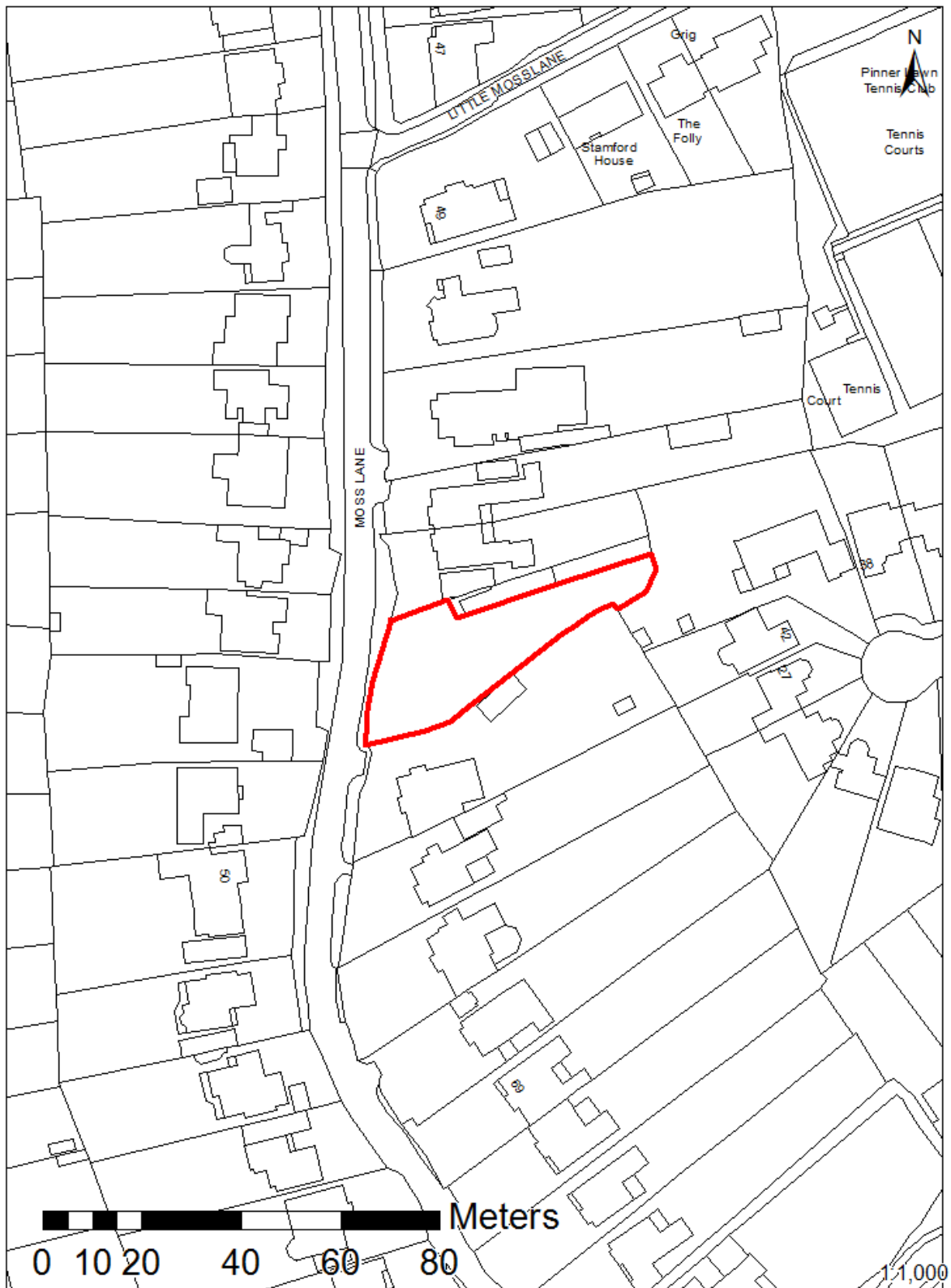


 = application site



<b>Glengariff, 59 Moss Lane</b>	<b>P/2527/18</b>
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# Glengariff, 59 Moss Lane



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## **LONDON BOROUGH OF HARROW**

### **PLANNING COMMITTEE**

**25<sup>th</sup> April 2018**

**APPLICATION NUMBER:** P/2527/18  
**VALIDATE DATE:** 08/06/2018  
**LOCATION:** GLENGARIFF, 59 MOSS LANE, PINNER  
**WARD:** PINNER  
**POSTCODE:** HA5 3AZ  
**APPLICANT:** MR DAVID SPANSWICK-SMITH  
**AGENT:** MR JEFF GILLETT  
**CASE OFFICER:** CATRIONA COOKE  
**EXPIRY DATE:** 03/08/201827/09/2018 (Extended)

#### **PURPOSE OF REPORT/PROPOSAL**

The purpose of this report is to set out the Officer recommendations to the Planning Committee regarding an application for planning permission relating to the following proposal.

Conversion of residential home into four flats; external alterations; parking (demolition of single storey side extension staircase and lift shaft)

The Planning Committee is asked to:

#### **RECOMMENDATION**

- 1) agree the reasons for approval as set out in this report, and;
- 2) grant planning permission subject to the Conditions listed in Appendix 1 of this report.

#### **REASON FOR THE RECOMMENDATIONS**

The development would add to the housing provision and choice within the Borough and would have a satisfactory impact on the character and appearance of the property and the area. The proposed internal layouts, specifications and management of the proposed development would provide an acceptable standard of accommodation in accordance with Policies 3.5 and 3.8 of The London Plan (2016), Policies DM1 and DM26 of the DMP (2013). Furthermore, the development would not unduly impact on the amenity of the neighbouring occupiers.

#### **INFORMATION**

This application is reported to planning committee due to the public interest received under part 1, Proviso E of the scheme of delegation dated 29th May 2013.

Statutory Return Type:	Change of Use
Council Interest:	None
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	N/A

## **HUMAN RIGHTS ACT**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

## **EQUALITIES**

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

## **S17 CRIME & DISORDER ACT**

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

## **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- National Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

## **LIST OF ENCLOSURES / APPENDICES:**

Officer Report:

Part 1: Planning Application Fact Sheet

Part 2: Officer Assessment

Appendix 1 – Conditions and Informatives

Appendix 2 – Plans and Elevations

## OFFICER REPORT

### PART 1: Planning Application Fact Sheet

<b>The Site</b>		
Address	GLENGARIFF, 59 MOSS LANE	
Applicant	MR DAVID SPANSWICK-SMITH	
Ward	PINNER	
Local Plan allocation	N/A	
Conservation Area	N/A	
Listed Building	N/A	
Setting of Listed Building	N/A	
Building of Local Interest	N/A	
Tree Preservation Order	N/A	
Other	Critical Drainage Area	
<b>Transportation</b>		
Car parking	No. Existing Car Parking spaces	6
	No. Proposed Car Parking spaces	6
	Proposed Parking Ratio	1.5
Cycle Parking	No. Existing Cycle Parking spaces	0
	No. Proposed Cycle Parking spaces	8
	Cycle Parking Ratio	2
Public Transport	PTAL Rating	0
	Closest Rail Station / Distance (m)	Pinner
	Bus Routes	N/A
Parking Controls	Controlled Parking Zone?	No
	CPZ Hours	N/A
	Previous CPZ Consultation (if not in a CPZ)	N/A
	Other on-street controls	N/A
Parking Stress	Area/streets of parking stress survey	N/A
	Dates/times of parking stress survey	N/A
	Summary of results of survey	N/A
Refuse/Recycling Collection	Summary of proposed refuse/recycling strategy	12 Bins

## **PART 2: Assessment**

### **1.0 SITE DESCRIPTION**

- 1.1 The application site comprises a two storey detached property to the western of Moss Lane. The property is current vacant with the most recent use being that of a care home.
- 1.2 The dwellinghouse has been extended with flat roof rear extensions, single storey side extensions.
- 1.3 The property is located within Moss Lane conservation area.
- 1.4 The site is in a Critical Drainage Area

### **2.0 PROPOSAL**

- 2.1 Demolition of part of existing single storey side extension, external staircase and lift shaft and conversion of former nursing home to flats. It is proposed to convert property into four two bedroom three person flats.
- 2.2 It is proposed to sub-divide the garden area into 2 to provide a private garden for the flat 1 and a communal garden for the remaining flats.
- 2.3 The plan submitted with the application indicates that six off-street parking spaces are proposed at the front.
- 2.4 12 no. bins are proposed to be located within a brick bin store on the boundary with No.57 Moss Lane.
- 2.5 8 secure cycle spaces are provided within a brick store to the rear of the private in the rear gardens of the property.

### **3.0 RELEVANT PLANNING HISTORY**

- 3.1 A summary of the relevant planning application history is set out in the table below:

<b>Ref no.</b>	<b>Description</b>	<b>Status and date of decision</b>
P/3427/07	Two storey rear extension to provide a lift	Grant 12/12/2007
P/1299/04/CFU	CHANGE OF USE: NURSING HOME TO RESIDENTIAL (CLASS C2 TO C3)	Granted 09/09/2005
LBH/6003/9	Erection of single storey extension	Granted

	to enlarge ground floor front bedroom (no.59)	20/01/1978
LBH/6003/6	Erection of single storey rear extension to provide new staff bedroom at old peoples home (revision of previous approval)	Granted 25/03/1977
LBH/6003/5	Erection of single storey extension at rear of no.53 and erection of single storey extensions to rear and side of no.59 to provide additional accommodation to old peoples' home	Granted 22/09/1976
LBH/314/1	Erect garage coveredway adj. matrons prop. nur. room	Granted 25/01/1966
LBH/30992	Two storey side extension	Granted 12/09/1986
LBH/19991/W	Two storey rear extension to old peoples Home	Granted 10/09/1981
HAR/21942/B	Erect additional room matron's use	Granted 14/04/1965

#### 4.0 **CONSULTATION**

4.1 A total of 6 notification letters were sent to neighbouring properties regarding this application

4.2 The public consultation period expired on 09/07/2018

#### 4.3 Adjoining Properties

Number of letters Sent	6
Number of Responses Received	12
Number in Support	0
Number of Objections	12
Number of other Representations (neither objecting or supporting)	0

4.4 12 objections were received from adjoining residents.

4.5 A summary of the responses received along with the Officer comments are set out below:

Summary of Comments	Officer Comments
Covenant in place to not allow any further flats on Moss Lane	Not a material planning consideration
	The proposed conversion would still be residential and minor in scale, and not discernible from the use of the property as a care home
12 bins would not enhance the amenity of the streetscene.	A condition is attached to ensure that the bins are kept within the proposed brick built storage building except on collection day.
Overlooking/loss of privacy, loss of light or overshadowing, layout and density of building	Neighbouring amenity is assessed in section 6.5.
Any excavation work might have a serious impact upon the stability of existing structures and affect site drainage.	Not a material planning consideration.

#### 4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

LBH Drainage
LBH Highways
LBH Waste Officer
Hatch End Association
Historic England

#### 4.8 Internal Consultation

4.9 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

Consultee	Summary of Comments	Officer Comments
Drainage Team	Standard Drainage Conditions should be attached	Noted.
Highways Team	No objections subject to retention of existing parking space and bike storage condition	Noted
Waste Officer	No comments received	



Conservation Officer	No objection	Noted
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#### 4.8 External Consultation

4.9 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

<b>Consultee</b>	<b>Summary of Comments</b>	<b>Officer Comments</b>
Conservation Area Advisory Committee	Opportunity to improve. No objections	Noted
The Pinner Association	Supports the objections of neighbours	Noted

### 5.0 **POLICIES**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.2 The Government has issued the National Planning Policy Framework [NPPF] which consolidates national planning policy and is a material consideration in the determination of this application.

5.3 In this instance, the Development Plan comprises The London Plan 2016 [LP] and the Local Development Framework [LDF]. The LDF comprises The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan 2013 [AAP], the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan [SALP] 2013 and Harrow Local Area Map 2013 [LAP].

5.4 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.

5.5 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public, which is not expected to take place until the summer of 2019. Given that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.

5.6 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1

## **6.0 ASSESSMENT**

6.1 The main issues are;

Principle of the Development  
Regeneration  
Character and Appearance of the Conservation Area  
Residential Amenity and Accessibility  
Traffic, Parking and Drainage

### **6.2 Principle of Development**

6.2.1 Policy 3.8 of The London Plan (2016) encourages the Borough to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Further to this, Core Policy CS1 (I) states that 'New residential development shall result in a mix of housing in terms of type, size and tenure across the Borough and within neighbourhoods, to promote housing choice, meet local needs, and to maintain mixed and sustainable communities'. Having regard to the London Plan and the Council's policies and guidelines, it is considered that the proposed conversion of the property would constitute an increase in housing stock within the borough, and would therefore be acceptable in principle

6.2.2 There is no specific policy in the Council's Core Strategy that precludes the principle of converting an existing building to provide enlarged and new flats and there is no presumption against converting buildings to flats within a Conservation Area.

6.2.3 Policy DM 29 supports the loss of a care home where it can be reasonably demonstrated that there is no longer a demand for that use on the site.

6.2.4 The site is currently vacant. The Council's Adult Social Care team have no objections to the proposal and therefore the loss of a care home in this instance is considered acceptable

### **6.3 Character and Appearance of the Conservation Area**

6.3.1 The proposal relates to the removal of part of an existing single storey side extension, rear external staircase and rear lift shaft. The demolition of these elements is considered to be an improvement on the current situation.

6.3.2 It is proposed to alter the fenestrations in the rear elevation to replace the existing casement window with a floor to ceiling three pane window with Juliette balcony and replacement of a two pane patio door at ground level with a three

pain door. It is also proposed to replace the existing door in the south flank elevation (of the single storey side extension) with a new window. These alterations are considered to be minor and would preserve the character of the Conservation Area.

### Refuse Storage

- 6.3.3 Details for a convenient location and arrangement for the storage of refuse bins is a requirement of policies DM1 and DM26 of the Development Management Policies Local Plan 2013 as part of a formal planning submission.
- 6.3.4 Generally for single family dwellings, a total of 3 domestic sized bins would be required, which would comprise a bin for general waste, a bin for recycling and a bin for organic (garden only) waste (optional). In addition, there is a requirement for a small bin for food waste. For the conversion of the existing site into four flats a total of 12 bins are most likely to be required in addition to the 4 small caddy bins for food waste. The proposal includes a bin storage area at the side of the building indicating 12 bins.
- 6.3.5 The bins proposed would be sufficient to provide each of the four flats proposed.

### Landscaping

- 6.3.6 At present, the application site provides very little in terms of soft landscaping in the front forecourt. There is some scope for soft landscaping to be introduced within the front forecourt. A condition is recommended for details of landscaping to be submitted prior to occupation.

## 6.4 Impact on the Host and Neighbouring Amenity

- 6.4.1 Policies DM1 and DM26 of the DMP both seek to “ensure that the amenity and privacy of occupiers of existing and proposed dwellings are safeguarded.
- 6.4.2 Given that the subject property is set significantly back from the neighbouring property No. 61 Moss Lane it is considered that the proposed alterations to the rear fenestration would have no undue impacts on this neighbouring property. With regard to neighbouring property No.57 Moss Lane given that the proposed alterations would be set approximately 5m from the shared boundary it is considered that there would be an acceptable impact on this neighbouring property.
- 6.4.3 It is likely that up to a maximum of twelve persons would occupy the proposed flats. It is considered that given the previous use as a care home benefitted from 18 bedrooms, the proposed conversion of the property would not increase the overall occupancy. Any disturbance or activity arising from the proposed conversion would be residential and minor in scale, and not discernible from the use of the property as a care home.

6.4.4 Based on the above, it is therefore considered that unreasonable impacts arising from the nature of the use of the property would not arise. A reason for refusal on this basis could not be justified.

## 6.5 Amenity of Future Occupiers

### 6.5.1 *Room Size and Layout*

Policy 3.5C of The London Plan requires all new residential development to provide, amongst other things, accommodation which is adequate to meet people's needs. In this regard, minimum gross internal areas (GIA) are required for different types of accommodation, and new residential accommodation should have a layout that provides a functional space. Table 3.3 of The London Plan specifies minimum GIAs for residential units and advises that these minimum sizes should be exceeded where possible. The use of these residential unit GIA's as minima is also reiterated in Appendix 1 of the Residential Design Guide SPD. Further detailed room standards are set out in the Mayors Housing Supplementary Planning Guidance 2016.

Flat no.	Room	Proposed Floor Area (m <sup>2</sup> )	Minimum Floor Area Required (m <sup>2</sup> )
1 (2b, 3p)	Bedroom (double)	15.3	11.5
	Bedroom (single)	8.5	7.5
	Internal Storage	0	2
	Total GIA	109	61
2 (2b, 3p)	Bedroom (double)	21.5	11.5
	Bedroom (single)	10.5	7.5
	Internal Storage	0	2
	Total GIA	89	61
3 (2b, 3p)	Bedroom (double)	12.5	11.5
	Bedroom (single)	8.5	7.5
	Internal Storage	0	2
	Total GIA	83	61
4 (2b, 3p)	Bedroom (double)	15.7	11.5
	Bedroom (single)	10.5	7.5
	Internal Storage	0	2
	Total GIA	69	61

6.5.2 It is noted that no storage has been provided for each flat. However, given that the proposed flats would significantly exceed the minimum required GIA it is considered that no fixed storage is acceptable in this instance.

6.5.3 Each of the flats provided would have a functional layout and would have an adequate outlook and receive a satisfactory level of natural light. It is considered that the proposed living accommodation provided would therefore be considered acceptable and would accord with the relevant guidance.

#### *Stacking Arrangements*

6.5.4 Paragraph 5.12 of the Council's adopted Supplementary Planning Document – Residential Design Guide (2010) states that 'The vertical stacking of rooms between flats should ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. Policy DM26 (b) which notes that proposals will be required to "secure the separation of bedrooms and other room uses between homes within the development and neighbouring dwellings having regard to the adequacy of any measures to prevent noise transference".

6.5.3 The plans show that the habitable rooms stack up consistently and therefore, the overall stacking relationship would be acceptable in accordance with paragraph 5.12 of the adopted SPD.

#### *Outdoor Amenity Space*

6.5.4 The adopted SPD and DM26 states that amenity space, either on a private or communal basis, should be provided. A private amenity space would be provided to the rear of the property for flat one and a communal garden to the rear for the remaining flats which is considered acceptable.

### 6.6 Drainage and Flood Risk

6.6.1 The site lies in a critical drainage area. However, as the proposal would not result in any increase in the development footprint, there would be no additional impact upon surface water drainage. The proposal is considered satisfactory and in accordance with the objectives of policy DM 10 of the DMP and the guidance contained in the NPPF in this regard.

### 6.7 Traffic and Parking

6.7.1 Policies DM26 and DM42 of the DMP give advice that developments should make adequate provision for parking and safe access to and within the site and not lead to any material increase in substandard vehicular access.

6.7.2 It is noted that several objections have been raised siting the potential of parking stress due to the proposed number of flats. The proposal offers six car parking spaces which is in excess of the requirements of the London Plan 2016 and Development Management policies which would permit up to 1 space per unit. However, given that the site has a very poor PTAL rating of 0 it is considered that the additional parking is justified in this instance.

6.7.3 Secure and readily accessible cycle parking has been provided at 2 spaces per unit in line with London Plan Policy 6.9. The number and position of cycle storage has been indicated on plan at the rear of the site which is considered acceptable.

6.7.4 The development would not result in any significant increase in traffic movements from the site or unreasonable impacts on highway safety and convenience, and would therefore accord with policies DM26 and DM42 of the DMP.

6.8 Accessibility

6.8.1 As the proposal relates to the conversion of an existing property there is no requirement for the units to be assessable homes.

**7.0 CONCLUSION AND REASONS FOR APPROVAL**

7.1 The proposal would have no undue impact upon the adjoining properties and it would have no undue impact upon the character and appearance of the conservation area. Furthermore, the proposal would provide a satisfactory level of accommodation for future occupiers. The decision to grant planning permission has been taken having regard to National planning policies, the policies of The London Plan 2016, the Harrow Core Strategy 2012, the Harrow and Wealdstone Area Action Plan 2013 and the Development Management Policies Local Plan 2013, as well as to all relevant material considerations including any responses to consultation.

## **APPENDIX 1 : Conditions and Informatives**

### **Conditions**

#### 1 Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

#### 2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 17/3133/2; 17/3133/3; 17/3133/4; 17/3133/5; 17/3133/6; 17/3133/7; 17/3133/10A; 17/3133/11; 17/3133/12; 17/3133/13; 17/3133/14; 17/3133/15; Design and Access Statement; Heritage Statement; Surface Water Strategy Report; Site Plan;

REASON: For the avoidance of doubt and in the interests of proper planning.

#### 3 Bin Storage

The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area, as shown on the approved drawing.

REASON: To safeguard the character and appearance of the area in accordance with Core Policy CS1.B of the Harrow Core Strategy (2012) and Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

#### 4 Landscaping

Notwithstanding the details shown on the approved drawings, the development hereby permitted shall not commence until there has been submitted to, and approved by, the local planning authority, a scheme of hard and soft landscape works and boundary treatment for the forecourt of the site. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers / densities.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development in accordance with policies DM 23 and DM 26 of the Harrow Development Management Policies Local Plan (2013).

5 Landscaping 2

All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the occupation of the approved dwelling, or the completion of the development, whichever is the sooner. Any existing or new trees or shrubs which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, with others of a similar size and species, unless the local authority agrees any variation in writing.

REASON: To safeguard the appearance and character of the area, and to enhance the appearance of the development, in accordance with policy DM23 of the Councils Development Management Policies Local Plan 2013.

6 House in Multiple Occupation

The development hereby permitted shall be used for Class C3 dwellinghouse(s) only and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Schedule 2, Part 3, Class L shall take place.

REASON: To enable the Local Planning Authority to fully consider the effects of development normally permitted by the Town and Country Planning (General Permitted Development) Order 2015 to maintain mixed, balanced, sustainable and inclusive communities and in the interests of residential and visual amenity in accordance with Policy DM1 of the Harrow Development Management Policies 2013, Policy CS1(B) of the Harrow Core Strategy 2012, Policy 7.4 of the London Plan 2016 and the Core Planning Principles of the National Planning Policy Framework 2012



## **Informatives**

### 1 **Policies**

The following policies are relevant to this decision:

#### **National Planning Policy Practice Guidance (2018)**

##### **The London Plan 2016**

3.3 Increasing Housing Supply  
3.5 Quality and Design of Housing Developments  
3.8 Housing Choice  
5.13 Sustainable Drainage  
6.9 Cycling  
6.13 Parking  
7.3 Designing Out Crime  
7.4 Local Character  
7.6 Architecture

##### **The Draft London Plan (2017):**

Policy D2 Delivering Good Design  
Policy D3 Inclusive design  
Policy D4 Housing Quality and Standards  
Policy D5 Accessible Housing  
Policy H12 Housing Size Mix  
Policy SI12 Flood Risk management  
Policy SI13 Sustainable Drainage  
Policy T5 Cycling  
Policy T6 Car Parking  
Policy T6.1 Residential Parking

##### **Harrow Core Strategy 2012**

Core Policy CS 1 – Overarching Policy Objectives

##### **Harrow Development Management Policies Local Plan (2013)**

Policy DM 1 – Achieving a High Standard of Development Policy  
DM 2 – Achieving Lifetime Neighbourhoods Policy  
DM 7 – Heritage Assets  
DM 10 – On Site Water Management and Surface Water Attenuation

Policy DM 22 – Trees and Landscaping  
Policy DM 24 – Housing Mix  
Policy DM26 – Conversion of Houses and other Residential Premises.  
Policy DM 27 – Amenity Space Policy  
Policy DM 42 – Parking Standards  
Policy DM 44 - Servicing  
Policy DM 45 – Waste Management

##### **Relevant Supplementary Documents**

Supplementary Planning Document: Residential Design Guide (2010)

The London Plan Housing Supplementary Planning Guidance (2016)  
Code of Practice for Storage and Collection of Refuse and Materials for Recycling in Domestic Properties (2016)

2 Pre-application engagement

Grant without pre-application advice

Statement under Article 31 (1) (cc) of The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

This decision has been taken in accordance with paragraphs 187- 189 of The National Planning Policy Framework. Harrow has a pre-application advice service and actively encourages applicants to use this service.

Please note this for future reference prior to submitting any future planning applications

3 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the attached Considerate Contractor Code of Practice, in the interests of minimising any adverse effects arising from building operations, and in particular the limitations on hours of working.

4 Party Wall Act

The Party Wall etc. Act 1996 requires a building owner to notify and obtain formal agreement from adjoining owner(s) where the building owner intends to carry out building work which involves:

1. work on an existing wall shared with another property;
2. building on the boundary with a neighbouring property;
3. excavating near a neighbouring building,  
and that work falls within the scope of the Act.

Procedures under this Act are quite separate from the need for planning permission or building regulations approval.

"The Party Wall etc. Act 1996: Explanatory booklet" is available free of charge from:

Communities and Local Government Publications, PO Box 236, Wetherby, LS23 7NB

Please quote Product code: 02 BR 00862 when ordering

Also available for download from the CLG website:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Tel: 0870 1226 236 Fax: 0870 1226 237

Textphone: 0870 1207 405

E-mail: [communities@twoten.com](mailto:communities@twoten.com)

## 5 Compliance with Planning Conditions

### IMPORTANT: Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.
- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

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