

Thanet District Council

**Notification of Grant of Permission to Develop Land
Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)
Order 2015**



To: Mrs Love
c/o: Hume Planning Consultancy Ltd
Innovation House
Discovery Park
Innovation Way
Sandwich
CT13 9ND

F/TH/20/0024

TAKE NOTICE that **THANET DISTRICT COUNCIL**, the District Planning Authority under the Town and Country Planning Acts, has **granted permission** for:

PROPOSAL: Change of use and conversion of existing buildings from retail (Use Class A1) to retail (Use Class A1) and residential (use class C3) to provide 2No 1bed flats and 1No 4bed, 2No 3bed and 3No 2bed maisonettes.
LOCATION: 5 York Street, BROADSTAIRS, Kent, CT10 1PD,

In coming to this decision regard has been had to the following policies:
Thanet Local Plan Policies:

- D1 Design Principles**
- D2 Landscaping**
- H1 Residential Development Sites**
- H4 Windfall Sites**
- SR5 Play Space**
- TR12 Cycling**
- TR16 Car Parking Provision**

The application was processed having regards to the National Planning Policy Framework, which requires that where there are potential solutions to problems arising in relation to dealing with planning applications, the Council will work with applicants in a positive, creative and proactive manner to seek solutions to those problems.

The permission is SUBJECT TO the conditions specified hereunder:

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

GROUND;

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 12 Rev B and 14 Rev B received 29 May 2020, 13 Rev E received, 05 June 2020 and 10 Rev C and 11 Rev D received 11 June 2020.

GROUND;

To secure the proper development of the area.

- 3 Prior to the commencement of any development on site details to include the following shall be submitted to and approved by the Local Planning Authority and should be carried out in accordance with the approved details.

- (a) Routing of construction and delivery vehicles to / from site
- (b) Parking and turning areas for construction and delivery vehicles and site personnel
- (c) Timing of deliveries
- (d) Provision of wheel washing facilities
- (e) Temporary traffic management / signage
- (f) Measures to control noise affecting nearby residents
- (g) Dust control measures

GROUND;

In the interests of highway safety and neighbouring amenity, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

- 4 Prior to the installation of any external windows and doors, joinery details at a scale of 1:5 of the windows and doors to include sections through glazing bars, frames and mouldings shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND;

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.

- 5 The proposed 1.8m high privacy screen shown on approved plans numbered 13 Rev E received 05 June 2020 and 11 Rev D received 11 June 2020 shall be erected prior to the first occupation of unit 1 and thereafter maintained.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

- 6 The approved doors and windows shown in the Buckingham Road elevation shall not open over the highway.

GROUND;

In the interest of highway safety

INFORMATIVES

- 1 Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

- 2 For the avoidance of doubt, the provision of contributions to as set out in the unilateral undertaking made on submitted with this planning application, and hereby approved, shall be provided in accordance with The Schedule of the aforementioned deed.
- 3 It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site

Dated: 30 June 2020

Thanet District Council
PO Box 9
Cecil Street
Margate
Kent CT9 1XZ

Signed



Iain Livingstone
Planning Applications Manager